



Rivington Community Development District

August 26, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 256 595 127 550 2

PASSCODE: 3b6pp6pH

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Or

DIAL BY PHONE:

1-646-838-1601

Phone Conference ID: 464508441#

313 Campus Street, Celebration, Florida 34747

CLEAR PARTNERSHIPS



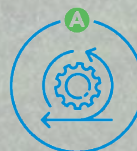
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Rivington Community Development District

Board of Supervisors

Jeff Reader, Chairman
Kimberly Locher, Vice Chairperson
Marlene DeMarco, Assistant Secretary
Robert Hasse, Assistant Secretary
George Bassen, Assistant Secretary

District Staff

Samantha Harvey, District Manager
Mark Watts, District Counsel
Brent Lenzen, District Engineer
Justin Fisher, Field Inspection Coordinator
Fernand Thomas, District Accountant
Kareen Baker, District Admin

Regular Meeting Agenda

Wednesday, August 26, 2026, at 11:30 a.m.

The Regular Meeting of the **Rivington Community Development District** will be held on **Wednesday, August 26, 2026, at 11:30 a.m. at the Rivington Recreation Center, 833 Terrapin Drive, DeBary, Florida 32713**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 256 595 127 550 2 **Passcode:** 3b6pp6pH
Dial-In by Phone: 1-646-838-1601 **Phone Conference ID:** 464508441#

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. APPROVAL OF AGENDA

3. AUDIENCE COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. CONSENT AGENDA

A. Consideration of the Minutes of the Regular Meeting held on July 21, 2026..... Page 4

5. BUSINESS ITEMS

A. Public Hearing to Consider the Adoption of the Fiscal Year 2027 Budget and Levying of Assessments

i. Presentation of the Fiscal Year 2027 Approved Proposed Budget..... Page 9

ii. Consideration of Resolution 2026-08, Adopting the Fiscal Year 2027 Budget..... Page 26

iii. Consideration of Resolution 2026-09, Levying of Non-Ad Valorem Special Assessments..... Page 29

B. Consideration of Resolution 2026-10, Adopting Fiscal Year 2027 Meeting Schedule..... Page 35

C. Consideration of Resolution 2026-11, Adopting Goals and Objectives for Fiscal Year 2027..... Page 37

D. Consideration of Reserve Advisors Reserve Study Proposal..... Page 44

E. Consideration of Capital Reserve Advisors Reserve Study Proposal..... Page 56

F. Consideration of Global Solution Partners Reserve Study Proposal..... Page 92

6. STAFF REPORTS

A. District Field Inspection Coordinator

i. Review of Inframark August 2026 Field Inspection Report..... Page 111

ii. Consideration of Safetouch Security Proposal – Rivington Amenity Center Access Control..... Page 121

iii. Consideration of Safetouch Security Proposal – Rivington Rest Room Access Control..... Page 128

iv. Consideration of Hoag Land Services Quote #1100 – Installation of Fence Around Pool Equipment..... Page 135

B. District Counsel

C. District Engineer

D. District Manager

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

The next meeting is scheduled for Wednesday, September 23, 2026, at 11:30 a.m.

**MINUTES OF MEETING
RIVINGTON COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Rivington Community Development District was held on Tuesday, July 21, 2026, at 11:30 a.m. at the Rivington Recreation Center, located at 833 Terrapin Drive, DeBary, Florida 32713.

Present and constituting a quorum were:

Jeffrey Reader	Chairperson
Kimberly Locher	Vice Chairperson
Marlene DeMarco	Assistant Secretary
George Bassen	Assistant Secretary

Also participating, either in person or via communication media technology, were:

Samantha Harvey	District Manager
Mark Watts	District Counsel (via Teams)
Brenda Burgess	Finance Supervisor (via Teams)
Justin Fisher	Field Inspection Coordinator
Omar Lopez	United Landscape
Residents	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Harvey called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of the Agenda

On MOTION by Ms. Locher, seconded by Mr. Bassen, with all in favor, the agenda was approved as presented. 4-0

THIRD ORDER OF BUSINESS

**Audience Comments - Three (3)
Minute Limit**

Mr. and Mrs. Ward commented on a sinkhole. Mr. Reader stated that a representative from Leisure World and several residents also expressed concerns regarding the sinkhole located near the emergency access area. Mr. Reader reported that the County had recently approved the easement and advised that he would

continue to monitor and follow up on the matter from both the District and developer perspectives. Staff responded to questions submitted prior to the meeting, and Board members addressed additional questions and concerns from residents.

FOURTH ORDER OF BUSINESS**Consent Agenda****A. Consideration of Minutes of the Regular Meeting held May 27, 2026**

On MOTION by Ms. Locher, seconded by Mr. Bassen, with all in favor, the Minutes of the Regular Meeting held on May 27, 2026, were approved as presented. 4-0

FIFTH ORDER OF BUSINESS**Bond Related Matters****A. Third Supplemental Engineer's Report – Phase 5**

The Board reviewed the revised Third Supplemental Engineer's Report for Phase 5. Ms. Burgess discussed improvements identified within the report. No Board action was required.

B. Consideration of Supplemental Assessment Methodology Report – Phase 5

The Board reviewed the revised Supplemental Assessment Methodology Report for Phase 5.

SIXTH ORDER OF BUSINESS**Business Items****A. Review of the Fiscal Year 2027 Approved Tentative Budget**

The Board reviewed the Fiscal Year 2027 Approved Tentative Budget. Discussion included removing approximately \$7,400 from the Pool Attendant line item and creating a separate Security line item. The Board expressed interest in evaluating additional security services beyond pool monitoring and requested security proposals for the summer season. Additional discussion included resident communication regarding increased costs and assessments, obtaining proposals for a Reserve Study, and updating the budget with current year-to-date actuals.

B. Ratification of Utility Easement Agreements for County Water Main Improvements

On MOTION by Ms. Locher, seconded by Ms. DeMarco, with all in favor, the Utility Easement Agreements for County Water Main Improvements were ratified. 4-0

C. Consideration of We Hang Christmas Lights Estimate #5453 – Lights for Monument

The Board discussed the holiday lighting improvements. Ms. Harvey was directed to coordinate with Ms. Locher on additional Christmas lighting options not exceeding \$10,000.

On MOTION by Mr. Reader, seconded by Mr. Bassen, with all in favor, the We Hang Christmas Lights Estimate #5453 for monument lighting installation in the amount of \$3,254.94 was approved. and additional holiday lighting options not to exceed \$10,000 were authorized by the Board. 4-0

D. Acceptance of Berger, Toombs, Elam, Gaines & Frank Fiscal Year 2025 Audit Report

On MOTION by Mr. Reader, seconded by Mr. Bassen, with all in favor, the Berger, Toombs, Elam, Gaines & Frank Fiscal Year 2025 Audit Report was accepted. 4-0

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Field Inspection Coordinator

i. Review of Inframark June and July 2026 Field Inspection Reports

Mr. Fisher reviewed the June and July 2026 Field Inspection Reports. Discussions included the pool monitoring transition from Polynesian Pool and Spa LLC. DBA Southeast Pools to Inframark, pond conditions and erosion concerns, coordination with the District engineer regarding pond erosion issues, bollard lighting installation costs and inspection updates, completion of the blue daze installation in front of the Amenity Center, and smart lock updates.

The Board also discussed installation of garage cameras at the Amenity Center.

On MOTION by Mr. Reader, seconded by Mr. Bassen, with all in favor, staff was authorized to purchase garbage cans in an amount not to exceed \$16,000, with Ms. Locher and staff to coordinate final details. 4-0

ii. Consideration of United Land Services Proposal #234177 – Palm Trimming Around Clubhouse and Pool Area

This is included within the United Land Services contract. No separate action was required.

**iii. Consideration of United Land Services Proposal #236055 – OTC
Injections for Date Palms at Clubhouse/Pool**

On MOTION by Ms. Locher, seconded by Mr. Reader, with all in favor, the United Land Services Proposal #236055 for OTC injections for Date Palms at the Clubhouse/Pool in the amount of \$495 was approved. 4-0

**iv. Consideration of United Land Services Proposal #236838 – Replacement
of Plant Material in Two Medium-Sized Pool Planters**

**v. Consideration of United Land Services Proposal #231330 – Sod
Replacement at Clubhouse Entrance Berm (Option 1)**

**vi. Consideration of United Land Services Proposal #231331 – Sod
Replacement at Clubhouse Entrance Berm (Option 2)**

The Board elected not to move forward with proposals from United Land Services for Agenda Items 7Aiv, 7Av, and 7Avi and provided direction to staff.

**vii. Ratification of United Land Services Proposal #239381 – Mainline and
Lateral Line Fix**

On MOTION by Mr. Reader, seconded by Ms. Locher, with all in favor, the United Land Services Proposal #239381 for mainline and lateral fix in the amount of \$492.77 was approved. 4-0

**viii. Consideration of United Land Services Proposal #239845 – June 2026
Irrigation Repairs**

On MOTION by Mr. Reader, seconded by Mr. Bassen, with all in favor, the United Land Services Proposal #239845 for June 2026 Irrigation Repairs was approved. 4-0

B. District Counsel

Mr. Watts provided an update regarding a claim involving an injured resident and indicated additional updates would be provided as needed.

C. District Engineer

- No report.

D. District Manager

Ms. Harvey reviewed her report and provided operational updates.

EIGHTH ORDER OF BUSINESS

**Board of Supervisors Requests and
Comment**

Mr. Bassen inquired about the installation of fencing around the pool equipment.
Staff advised that estimates were currently being obtained.

Mr. Reader initiated discussion regarding damaged bollards throughout the
community. The Board agreed that replacement efforts should begin with the damaged
units. Staff reported that replacement materials have an estimated lead time of six to eight
weeks.

On MOTION by Ms. Locher, seconded by Mr. Bassen, with all in favor, the bollard
replacement in an amount not to exceed \$40,000 was approved. 4-0

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Locher, seconded by Mr. Reader, with all in favor, the meeting
was adjourned at 12:47 p.m. 4-0

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Rivington
Community Development District

FISCAL YEAR 2027

Approved Budget

August 18, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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Rivington

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	August-	PROJECTED	% +/-)	BUDGET
	FY 2026	7/31/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$11,391.00	\$2,800.00	\$14,191.00	0%	\$0.00
Special Assmnts- Tax Collector	\$850,494.00	\$843,752.00	\$6,742.00	\$850,494.00	0%	\$945,642.53
Special Assmnts- Discounts	-\$34,020.00	-\$26,813.00	\$0.00	-\$26,813.00	-21%	-\$37,825.70
Special Assmnts- CDD Collected	\$3,960.00	\$3,960.00	\$0.00	\$3,960.00	0%	\$5,104.85
Other Miscellaneous Revenues	\$250.00	\$0.00	\$250.00	\$250.00	0%	\$250.00
Rents or Royalties	\$0.00	\$850.00	\$250.00	\$1,100.00	0%	\$0.00
Access Cards	\$500.00	\$2,025.00	\$500.00	\$2,525.00	405%	\$1,000.00
TOTAL REVENUES	\$821,184.00	\$835,165.00	\$10,542.00	\$845,707.00	3%	\$914,171.68
EXPENDITURES						
Administrative						
P/R-Board of Supervisors	\$6,000.00	\$5,200.00	\$800.00	\$6,000.00	0%	\$6,000.00
FICA Taxes	\$500.00	\$138.00	\$362.00	\$500.00	0%	\$459.00
ProfServ-Dissemination Agent	\$1,000.00	\$3,500.00	\$0.00	\$3,500.00	250%	\$3,000.00
ProfServ-Engineering	\$10,000.00	\$4,230.00	\$5,770.00	\$10,000.00	0%	\$10,000.00
ProfServ-Mgmt Consulting	\$54,025.00	\$45,021.00	\$9,004.00	\$54,025.00	0%	\$55,645.75
ProfServ-Property Appraiser	\$427.00	\$0.00	\$427.00	\$427.00	0%	\$692.23
ProfServ-Tax Collector	\$427.00	\$0.00	\$427.00	\$427.00	0%	\$494.45
ProfServ-Trustee Fees	\$10,000.00	\$4,820.00	\$5,180.00	\$10,000.00	0%	\$10,000.00
Attorney Fees	\$10,000.00	\$14,592.00	\$0.00	\$14,592.00	46%	\$10,000.00
Auditing Services	\$4,000.00	\$0.00	\$4,000.00	\$4,000.00	0%	\$7,500.00
Telephone, Cable & Internet Service	\$2,700.00	\$2,033.00	\$667.00	\$2,700.00	0%	\$2,900.00
Postage	\$400.00	\$29.00	\$371.00	\$400.00	0%	\$250.00
Liability/Property Insurance	\$35,094.00	\$32,785.00	\$2,309.00	\$35,094.00	0%	\$32,125.00
Legal Advertising	\$5,000.00	\$1,814.00	\$3,186.00	\$5,000.00	0%	\$4,000.00
Misc-Assessment Collection Cost	\$4,253.00	\$0.00	\$4,253.00	\$4,253.00	0%	\$0.00
Misc-Contingency	\$4,000.00	\$2,276.00	\$1,724.00	\$4,000.00	0%	\$4,000.00
Website Expense	\$1,800.00	\$1,553.00	\$247.00	\$1,800.00	0%	\$1,800.00
Dues, Licenses, Subscriptions	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Total Administrative	\$149,801.00	\$118,166.00	\$38,727.00	\$156,893.00	5%	\$149,041.43
Field						
ProfServ-Field Management	\$59,613.00	\$49,678.00	\$9,935.00	\$59,613.00	0%	\$68,554.95
Electricity - General	\$28,000.00	\$17,562.00	\$3,593.54	\$21,155.54	-24%	\$28,000.00
Electricity - Streetlights	\$100,000.00	\$82,233.00	\$16,826.55	\$99,059.55	-1%	\$100,005.00
Utility - Water & Sewer	\$32,000.00	\$29,609.00	\$6,058.61	\$35,667.61	11%	\$37,000.00
Waste Removal	\$0.00	\$3,282.00	\$671.56	\$3,953.56	0%	\$3,800.00
R&M-Aquatic Weed Control	\$20,000.00	\$14,350.00	\$2,936.30	\$17,286.30	-14%	\$20,000.00
Amenity Maintenance & Repairs	\$45,000.00	\$16,093.00	\$3,292.96	\$19,385.96	-57%	\$45,000.00
Contracts-Pools	\$26,000.00	\$19,861.00	\$6,139.00	\$26,000.00	0%	\$26,000.00
R&M-Pools	\$15,000.00	\$4,524.00	\$925.70	\$5,449.70	-64%	\$15,000.00
Amenity Center Pest Control	\$828.00	\$990.00	\$0.00	\$990.00	20%	\$900.00
Pool Attendant	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$30,000.00
Contracts-Landscape	\$176,000.00	\$172,892.00	\$3,108.00	\$176,000.00	0%	\$206,983.00
R&M-Other Landscape	\$20,000.00	\$17,611.00	\$3,603.57	\$21,214.57	6%	\$20,000.00
R&M-Irrigation	\$15,000.00	\$16,066.00	\$0.00	\$16,066.00	7%	\$20,000.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET FY 2026	THRU 7/31/2026	August- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
Holiday Decorations	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$10,000.00
Security	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$7,400.00
Total Field	\$544,841.00	\$444,751.00	\$57,090.81	\$501,841.81	-8%	\$638,642.95
Reserves						
Reserves - Other	\$126,700.00	\$5,593.00	\$1,144.44	\$6,737.44	-95%	\$126,700.00
Total Reserves	\$126,700.00	\$5,593.00	\$1,144.44	\$6,737.44	-95%	\$126,700.00
TOTAL EXPENDITURES	\$821,342.00	\$568,510.00	\$96,962.25	\$672,209.69	-18%	\$914,384.38
Excess (deficiency) of revenues						
Over (under) expenditures	-\$158.00	\$266,655.00	-\$86,420.25	\$173,497.31	-109908%	-\$212.70
OTHER FINANCING SOURCES (USES)						
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$266,655.00	-\$86,420.25	\$173,497.31	0%	-\$212.70
FUND BALANCE, BEGINNING	\$133,211.00	\$133,211.00	\$0.00	\$133,211.00	0%	\$306,708.31
FUND BALANCE, ENDING	\$133,211.00	\$399,866.00	-\$86,420.25	\$306,708.31	130%	\$306,495.61

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$133,211
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	-\$213

Estimated Funds Available - 9/30/2026	\$132,998
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FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026	\$306,708
Reserves-Fiscal Year 2026 Additions	\$126,700
Total Funds Available (Estimated)-09/30/2027	\$433,408
Less: First Quarter Operating Reserve	\$228,596 <u>(1)</u>
Less: Designated Reserves for Capital Projects	\$126,700

Estimated Remaining Undesignated Cash as of 9/30/2027	\$78,112
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessment – Tax Collector

The district will levy a Non-Ad Valorem assessment on all sold and plated parcels within the district in order to pay for the operating expenditures during the Fiscal Year.

Special Assessment – Discounts

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

P/R Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 6 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's Compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditure.

Professional Services - Dissemination Agent

The district is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service with Ada Site Compliance Inc.

Professional Services-Engineering

The district's engineer will provide general engineering services to the district, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Professional Services Management Consultant

The district has currently a contract with Inframark-Infrastructure Management Services for the operation of the property and its contractors.

Professional Services Property Appraiser

The Property Appraiser provides the district with a listing of the legal description of each property parcel within the district boundaries, and the names and addresses of the owners of such property.

Budget Narrative
Fiscal Year 2027
Professional Service Tax Collector

The Property Tax Collector provides the district with a listing of the legal description of each property parcel within the district boundaries, and the names and addresses of the owners of such property.

Professional Service -Trustee

The district pays US Bank an annual fee for trustee services on all Series Capital Improvement Revenue Bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

Attorney Fees

The district's legal counsel will provide general legal services to the district, i.e. attendance and preparation for monthly meetings, review of operating and maintenance contracts, and other specifically requested assignments.

Auditing Services

The district is required to conduct an annual audit of its financial records by an independent Certified Public Accounting Firm. The budget amount for the fiscal year is based on contracted fees from prior year's engagement letter.

Postage

Actual postage used for district mailings, and other special projects.

Liability /Property Insurance

The district's Property Insurance policy is with Public Risk Insurance Agency. Public Risk Insurance Agency specializes in providing insurance coverage to governmental agencies. The amount budgeted for the fiscal year is based on prior-year premiums plus any anticipated market adjustments.

Legal Advertising

The district is required to advertise various notices for Board meetings and other public hearings in a newspaper of general circulation.

Misc-Assessment Collection Cost

The district reimburses the County Tax Collector for her or his necessary administrative costs.

Misc-Contingency

This category is for any other field related expenditure that is not cover in other categories.

Website Expenses

Cost of maintaining the website expenses.

Dues, Licenses, Subscriptions

The district is required to pay annual fee to the Department of Community Affairs and other due and subscriptions.

Field**Professional Service Field Management**

The district has currently a contract with Inframark-Infrastructure Management Services for the operation of the property and its contract

Budget Narrative
Fiscal Year 2027

Utility Services

Electricity-General

Electricity for accounts with the local Utilities Commissions and irrigation. Fees are based on historical costs for metered use.

Electricity-Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Utility-Water and Sewer

Utility expenses for water and sewer.

Waste Removal

Waste removal expenses related to trash pickup.

R&M-Aquatic Weed Control

Cost related to treatment of grass and others.

Amenity Maintenance & Repairs

Cost of repairs and regular maintenance to the CDD's amenity.

Contracts- Pools

Cost of Maintenance for CDD pool facilities.

Contracts-Landscape

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

R&M Other Landscaping

Cost of repairs and regular maintenance to landscaping equipment.

R&M Irrigation

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Rivington

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2020 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	August-	PROJECTED	% +/-)	BUDGET
	FY 2026	7/31/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$260.00	\$12,818.00	\$0.00	\$12,818.00	4830%	\$0.00
Special Assmnts- Tax Collector	\$383,228.00	\$376,578.00	\$6,650.00	\$383,228.00	0%	\$379,754.51
Special Assmnts- Discounts	-\$15,329.00	-\$11,967.00	\$0.00	-\$11,967.00	-22%	-\$15,190.18
TOTAL REVENUES	\$368,159.00	\$377,429.00	\$6,650.00	\$384,079.00	4%	\$364,564.33
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	\$1,916.00	\$0.00	\$1,916.00	\$1,916.00	0%	\$7,595.09
Total Administrative Service	\$1,916.00	\$0.00	\$1,916.00	\$1,916.00	0%	\$7,595.09
Debt Service						
Principal Debt Retirement	\$140,000.00	\$140,000.00	\$0.00	\$140,000.00	0%	\$145,000.00
Interest Expense	\$222,613.00	\$218,494.00	\$4,119.00	\$222,613.00	0%	\$213,675.00
Principal Prepayments	\$0.00	\$5,000.00	\$0.00	\$5,000.00	0%	\$0.00
Total Debt Service	\$362,613.00	\$363,494.00	\$4,119.00	\$367,613.00	1%	\$358,675.00
TOTAL EXPENDITURES	\$364,529.00	\$363,494.00	\$6,035.00	\$369,529.00		\$366,270.09
Excess (deficiency) of revenues						
Over (under) expenditures	\$3,630.00	\$13,935.00	\$615.00	\$14,550.00	301%	-\$1,705.76
OTHER FINANCING SOURCES (USES)						
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance	\$3,630.00	\$13,935.00	\$615.00	\$14,550.00	301%	-\$1,705.76
FUND BALANCE, BEGINNING	\$396,208.00	\$396,208.00	\$0.00	\$396,208.00	0%	\$410,758.00
FUND BALANCE, ENDING	\$399,838.00	\$410,143.00	\$615.00	\$410,758.00	3%	\$409,052.24

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT			
	11/1/2024	11/1/2025	11/1/2026
Series 2020 Bonds	\$5,865,000.00	\$5,725,000.00	\$5,585,000.00
			11/1/2027
			\$5,440,000.00

Amortization Schedule
Special Assessment Revenue Bonds, Series 2020 (2020 Assessment Area)

Period Ending	Outstanding Balance	Prepayment	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2026	\$5,585,000.00				\$106,837.50	\$106,837.50	\$358,675.00
5/1/2027	\$5,585,000.00		\$145,000.00	3.375%	\$106,837.50	\$251,837.50	
11/1/2027	\$5,440,000.00				\$104,390.63	\$104,390.63	\$358,781.26
5/1/2028	\$5,440,000.00		\$150,000.00	3.375%	\$104,390.63	\$254,390.63	
11/1/2028	\$5,290,000.00				\$101,859.38	\$101,859.38	\$363,718.76
5/1/2029	\$5,290,000.00		\$160,000.00	3.375%	\$101,859.38	\$261,859.38	
11/1/2029	\$5,130,000.00				\$99,159.38	\$99,159.38	\$363,318.76
5/1/2030	\$5,130,000.00		\$165,000.00	3.375%	\$99,159.38	\$264,159.38	
11/1/2030	\$4,965,000.00				\$96,375.00	\$96,375.00	\$362,750.00
5/1/2031	\$4,965,000.00		\$170,000.00	3.375%	\$96,375.00	\$266,375.00	
11/1/2031	\$4,795,000.00				\$93,506.25	\$93,506.25	\$362,012.50
5/1/2032	\$4,795,000.00		\$175,000.00	3.750%	\$93,506.25	\$268,506.25	
11/1/2032	\$4,620,000.00				\$90,225.00	\$90,225.00	\$360,450.00
5/1/2033	\$4,620,000.00		\$180,000.00	3.750%	\$90,225.00	\$270,225.00	
11/1/2033	\$4,440,000.00				\$86,850.00	\$86,850.00	\$363,700.00
5/1/2034	\$4,440,000.00		\$190,000.00	3.750%	\$86,850.00	\$276,850.00	
11/1/2034	\$4,250,000.00				\$83,287.50	\$83,287.50	\$361,575.00
5/1/2035	\$4,250,000.00		\$195,000.00	3.750%	\$83,287.50	\$278,287.50	
11/1/2035	\$4,055,000.00				\$79,631.25	\$79,631.25	\$364,262.50
5/1/2036	\$4,055,000.00		\$205,000.00	3.750%	\$79,631.25	\$284,631.25	
11/1/2036	\$3,850,000.00				\$75,787.50	\$75,787.50	\$361,575.00
5/1/2037	\$3,850,000.00		\$210,000.00	3.750%	\$75,787.50	\$285,787.50	
11/1/2037	\$3,640,000.00				\$71,850.00	\$71,850.00	\$363,700.00
5/1/2038	\$3,640,000.00		\$220,000.00	3.750%	\$71,850.00	\$291,850.00	
11/1/2038	\$3,420,000.00				\$67,725.00	\$67,725.00	\$360,450.00
5/1/2039	\$3,420,000.00		\$225,000.00	3.750%	\$67,725.00	\$292,725.00	
11/1/2039	\$3,195,000.00				\$63,506.25	\$63,506.25	\$362,012.50
5/1/2040	\$3,195,000.00		\$235,000.00	3.750%	\$63,506.25	\$298,506.25	
11/1/2040	\$2,960,000.00				\$59,100.00	\$59,100.00	\$363,200.00
5/1/2041	\$2,960,000.00		\$245,000.00	4.000%	\$59,100.00	\$304,100.00	
11/1/2041	\$2,715,000.00				\$54,200.00	\$54,200.00	\$363,400.00
5/1/2042	\$2,715,000.00		\$255,000.00	4.000%	\$54,200.00	\$309,200.00	
11/1/2042	\$2,460,000.00				\$49,100.00	\$49,100.00	\$363,200.00
5/1/2043	\$2,460,000.00		\$265,000.00	4.000%	\$49,100.00	\$314,100.00	
11/1/2043	\$2,195,000.00				\$43,800.00	\$43,800.00	\$362,600.00
5/1/2044	\$2,195,000.00		\$275,000.00	4.000%	\$43,800.00	\$318,800.00	
11/1/2044	\$1,920,000.00				\$38,300.00	\$38,300.00	\$366,600.00
5/1/2045	\$1,920,000.00		\$290,000.00	4.000%	\$38,300.00	\$328,300.00	
11/1/2045	\$1,630,000.00				\$32,500.00	\$32,500.00	\$365,000.00
5/1/2046	\$1,630,000.00		\$300,000.00	4.000%	\$32,500.00	\$332,500.00	
11/1/2046	\$1,330,000.00				\$26,500.00	\$26,500.00	\$363,000.00
5/1/2047	\$1,330,000.00		\$310,000.00	4.000%	\$26,500.00	\$336,500.00	
11/1/2047	\$1,020,000.00				\$20,300.00	\$20,300.00	\$365,600.00
5/1/2048	\$1,020,000.00		\$325,000.00	4.000%	\$20,300.00	\$345,300.00	
11/1/2048	\$695,000.00				\$13,800.00	\$13,800.00	\$367,600.00
5/1/2049	\$695,000.00		\$340,000.00	4.000%	\$13,800.00	\$353,800.00	
11/1/2049	\$355,000.00				\$7,000.00	\$7,000.00	\$364,000.00
5/1/2050	\$355,000.00		\$350,000.00	4.000%	\$7,000.00	\$357,000.00	
Total			\$5,860,000.00		\$3,572,381.28	\$9,432,381.28	

Summary of Revenues Expenditures and Changes in Fund Balance
 Fiscal Year 2027 Budget
 Series 2022 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Special Assmnts- Tax Collector	\$364,929.00	\$653,504.00	\$0.00	\$653,504.00	79%	\$672,205.41
Special Assmnts- Discounts	-\$14,597.00	-\$21,182.00	\$6,585.00	-\$14,597.00	0%	-\$26,888.22
Special Assmnts- CDD Collected	\$294,433.00	\$0.00	\$294,433.00	\$294,433.00	0%	\$0.00
TOTAL REVENUES	\$644,780.00	\$640,481.00	\$301,018.00	\$941,499.00	46%	\$645,317.19
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$18,246.00	\$0.00	\$18,246.00	\$18,246.00	0%	\$13,444.11
Total Administrative Service	\$18,246.00	\$0.00	\$18,246.00	\$18,246.00	0%	\$13,444.11
<i>Debt Service</i>						
Principal Debt Retirement	\$230,000.00	\$0.00	\$230,000.00	\$230,000.00	0%	\$235,000.00
Interest Expense	\$415,981.00	\$207,400.00	\$208,581.00	\$415,981.00	0%	\$407,325.00
Total Debt Service	\$645,981.00	\$207,400.00	\$438,581.00	\$645,981.00	0%	\$642,325.00
TOTAL EXPENDITURES	\$664,227.00	\$207,400.00	\$456,827.00	\$664,227.00		\$655,769.11
Excess (deficiency) of revenues						
Over (under) expenditures	-\$19,447.00	\$433,081.00	-\$155,809.00	\$277,272.00	-1526%	-\$10,451.92
OTHER FINANCING SOURCES (USES)						
TOTAL OTHER SOURCES (USES)	\$0.00	-\$871.00	\$0.00	-\$871.00		\$0.00
Net change in fund balance	-\$19,447.00	\$432,210.00	-\$155,809.00	\$276,401.00	-1521%	-\$10,451.92
FUND BALANCE, BEGINNING	\$603,012.00	\$603,012.00	\$0.00	\$603,012.00	0%	\$879,413.00
FUND BALANCE, ENDING	\$583,565.00	\$1,035,222.00	-\$155,809.00	\$879,413.00	51%	\$868,961.08
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT						
	11/1/2024	11/1/2025	11/1/2026	11/1/2027		
Series 2022 Bonds	\$10,830,000	\$10,610,000	\$10,380,000	\$10,145,000		

Amortization Schedule

Special Assessment Revenue Bonds, Series 2022 (2022 Assessment Area)

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2026	\$10,380,000.00			\$203,662.50	\$203,662.50	
5/1/2027	\$10,380,000.00	\$235,000.00	3.375%	\$203,662.50	\$438,662.50	\$642,325.00
11/1/2027	\$10,145,000.00			\$199,843.75	\$199,843.75	
5/1/2028	\$10,145,000.00	\$245,000.00	3.375%	\$199,843.75	\$444,843.75	\$644,687.50
11/1/2028	\$9,900,000.00			\$195,403.13	\$195,403.13	
5/1/2029	\$9,900,000.00	\$255,000.00	3.375%	\$195,403.13	\$450,403.13	\$645,806.26
11/1/2029	\$9,645,000.00			\$190,781.25	\$190,781.25	
5/1/2030	\$9,645,000.00	\$260,000.00	3.375%	\$190,781.25	\$450,781.25	\$641,562.50
11/1/2030	\$9,385,000.00			\$186,068.75	\$186,068.75	
5/1/2031	\$9,385,000.00	\$270,000.00	3.375%	\$186,068.75	\$456,068.75	\$642,137.50
11/1/2031	\$9,115,000.00			\$181,175.00	\$181,175.00	
5/1/2032	\$9,115,000.00	\$280,000.00	3.750%	\$181,175.00	\$461,175.00	\$642,350.00
11/1/2032	\$8,835,000.00			\$176,100.00	\$176,100.00	
5/1/2033	\$8,835,000.00	\$295,000.00	3.750%	\$176,100.00	\$471,100.00	\$647,200.00
11/1/2033	\$8,540,000.00			\$170,200.00	\$170,200.00	
5/1/2034	\$8,540,000.00	\$305,000.00	3.750%	\$170,200.00	\$475,200.00	\$645,400.00
11/1/2034	\$8,235,000.00			\$164,100.00	\$164,100.00	
5/1/2035	\$8,235,000.00	\$315,000.00	3.750%	\$164,100.00	\$479,100.00	\$643,200.00
11/1/2035	\$7,920,000.00			\$157,800.00	\$157,800.00	
5/1/2036	\$7,920,000.00	\$330,000.00	3.750%	\$157,800.00	\$487,800.00	\$645,600.00
11/1/2036	\$7,590,000.00			\$151,200.00	\$151,200.00	
5/1/2037	\$7,590,000.00	\$345,000.00	3.750%	\$151,200.00	\$496,200.00	\$647,400.00
11/1/2037	\$7,245,000.00			\$144,300.00	\$144,300.00	
5/1/2038	\$7,245,000.00	\$360,000.00	3.750%	\$144,300.00	\$504,300.00	\$648,600.00
11/1/2038	\$6,885,000.00			\$137,100.00	\$137,100.00	
5/1/2039	\$6,885,000.00	\$370,000.00	3.750%	\$137,100.00	\$507,100.00	\$644,200.00
11/1/2039	\$6,515,000.00			\$129,700.00	\$129,700.00	
5/1/2040	\$6,515,000.00	\$390,000.00	3.750%	\$129,700.00	\$519,700.00	\$649,400.00
11/1/2040	\$6,125,000.00			\$121,900.00	\$121,900.00	
5/1/2041	\$6,125,000.00	\$405,000.00	4.000%	\$121,900.00	\$526,900.00	\$648,800.00
11/1/2041	\$5,720,000.00			\$113,800.00	\$113,800.00	
5/1/2042	\$5,720,000.00	\$420,000.00	4.000%	\$113,800.00	\$533,800.00	\$647,600.00
11/1/2042	\$5,300,000.00			\$105,400.00	\$105,400.00	
5/1/2043	\$5,300,000.00	\$435,000.00	4.000%	\$105,400.00	\$540,400.00	\$645,800.00
11/1/2043	\$4,865,000.00			\$96,700.00	\$96,700.00	
5/1/2044	\$4,865,000.00	\$455,000.00	4.000%	\$96,700.00	\$551,700.00	\$648,400.00
11/1/2044	\$4,410,000.00			\$87,600.00	\$87,600.00	
5/1/2045	\$4,410,000.00	\$475,000.00	4.000%	\$87,600.00	\$562,600.00	\$650,200.00
11/1/2045	\$3,935,000.00			\$78,100.00	\$78,100.00	
5/1/2046	\$3,935,000.00	\$495,000.00	4.000%	\$78,100.00	\$573,100.00	\$651,200.00
11/1/2046	\$3,440,000.00			\$68,200.00	\$68,200.00	
5/1/2047	\$3,440,000.00	\$515,000.00	4.000%	\$68,200.00	\$583,200.00	\$651,400.00
11/1/2047	\$2,925,000.00			\$57,900.00	\$57,900.00	
5/1/2048	\$2,925,000.00	\$535,000.00	4.000%	\$57,900.00	\$592,900.00	\$650,800.00
11/1/2048	\$2,390,000.00			\$47,200.00	\$47,200.00	
5/1/2049	\$2,390,000.00	\$555,000.00	4.000%	\$47,200.00	\$602,200.00	\$649,400.00
11/1/2049	\$1,835,000.00			\$36,100.00	\$36,100.00	
5/1/2050	\$1,835,000.00	\$580,000.00	4.000%	\$36,100.00	\$616,100.00	\$652,200.00
11/1/2050	\$1,255,000.00			\$24,500.00	\$24,500.00	
5/1/2051	\$1,255,000.00	\$600,000.00	4.000%	\$24,500.00	\$624,500.00	\$649,000.00
11/1/2051	\$655,000.00			\$12,500.00	\$12,500.00	
5/1/2052	\$655,000.00	\$625,000.00	4.000%	\$12,500.00	\$637,500.00	\$650,000.00
Total		\$10,800,000.00		\$7,313,781.28	\$18,113,781.28	\$18,113,781.28

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Rivington

Community Development District

Supporting Budget Schedule

FY 2027

Comparison of Assessment Rates

Fiscal Year 2027 vs. Fiscal Year 2026

Product	O&M Units	2020 DS Units	2022 DS Units	O&M			Series 2020 DS			Series 2022 DS			Total Per Unit		
				FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change
Platted Phase 1															
Townhome 20'	36	36		\$1,051.88	\$946.23	11.17%	\$687.64	\$687.64	0.00%	\$0.00	\$0.00	n/a	\$1,739.53	\$1,633.87	6.47%
Townhome 24'	24	24		\$1,051.88	\$946.23	11.17%	\$825.17	\$825.17	0.00%	\$0.00	\$0.00	n/a	\$1,877.06	\$1,771.40	5.96%
Single Family 34'	91	91		\$1,051.88	\$946.23	11.17%	\$1,062.72	\$1,062.72	0.00%	\$0.00	\$0.00	n/a	\$2,114.61	\$2,008.95	5.26%
Single Family 40'	2	2		\$1,051.88	\$946.23	11.17%	\$1,250.26	\$1,250.26	0.00%	\$0.00	\$0.00	n/a	\$2,302.14	\$2,196.49	4.81%
Single Family 50'	151	151		\$1,051.88	\$946.23	11.17%	\$1,562.83	\$1,562.83	0.00%	\$0.00	\$0.00	n/a	\$2,614.71	\$2,509.06	4.21%
Phase 2															
Townhome 20'	38		38	\$1,051.88	\$946.23	11.17%	\$0.00	\$0.00	n/a	\$739.30	\$739.30	0.00%	\$1,791.18	\$1,685.53	6.27%
Single Family 34'	58		58	\$1,051.88	\$946.23	11.17%	\$0.00	\$0.00	n/a	\$1,168.30	\$1,168.30	0.00%	\$2,220.19	\$2,114.53	5.00%
Single Family 50'	76		76	\$1,051.88	\$946.23	11.17%	\$0.00	\$0.00	n/a	\$1,561.90	\$1,561.90	0.00%	\$2,613.79	\$2,508.13	4.21%
Sub-Total	476	304	172												
Phase 4															
Townhome 20'	202		202	\$1,051.88	\$946.23	11.17%	\$0.00	\$0.00	n/a	\$739.30	\$739.30	0.00%	\$1,791.18	\$1,685.53	6.27%
Sub-Total	202	0	202												
Platted- Direct Bill Phase 3															
Single Family 34'	104		104	\$1,051.88	\$946.23	11.17%	\$0.00	\$0.00	n/a	\$1,168.30	\$1,168.30	0.00%	\$2,220.19	\$2,114.53	5.00%
Single Family 50'	104		104	\$1,051.88	\$946.23	11.17%	\$0.00	\$0.00	n/a	\$1,561.90	\$1,561.90	0.00%	\$2,613.79	\$2,508.13	4.21%
Single Family 60'	13		13	\$1,051.88	\$946.23	11.17%	\$0.00	\$0.00	n/a	\$1,874.28	\$1,874.28	0.00%	\$2,926.17	\$2,820.51	3.75%
Sub-Total	221	0	221												
Phases 5															
Acreage	10	0	0	\$531.76	\$412.51	28.91%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$531.76	\$412.51	28.91%
Sub-Total	10	0	0												
Total Units	909	304	595												

RESOLUTION 2026-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVINGTON COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR FISCAL YEAR 2027 BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District was established by the Board of City Commissioners of the City of DeBary, Volusia County, Florida, effective October 13, 2018; and

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors (“Board”) of the District the proposed budget (“Proposed Budget”) for the upcoming budget year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1 of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVINGTON COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby

approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“Adopted Budget”) and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2027 and/or revised projections for Fiscal Year 2027 (“Adopted Budget”).
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Rivington Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$1,929,940.39 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$ 914,384.38</u>
DEBT SERVICE FUND(S)	<u>\$1,015,556.01</u>
TOTAL ALL FUNDS	<u><u>\$1,929,940.39</u></u>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within 60 days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not

exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

ATTEST:

**RIVINGTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2027

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVINGTON COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO, PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rivington Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Volusia County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit B**; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVINGTON COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT AND ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT, PENALTIES, INTEREST.

- A. Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due

in full on December 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2026; 25% due no later than February 1, 2027; and 25% due no later than April 1, 2027. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[The remainder of this page has intentionally been left blank.]

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

Rivington Community Development District

Secretary/Assistant Secretary

Chairman

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit A

Exhibit B

RESOLUTION 2026-10

**A RESOLUTION OF THE RIVINGTON COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2026/2027**

WHEREAS, the Rivington Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Volusia County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in **Exhibit A**.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE RIVINGTON COMMUNITY
DEVELOPMENT DISTRICT**

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 26th DAY OF AUGUST, 2026.

ATTEST:

**RIVINGTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson /Vice Chairperson

EXHIBIT “A”

**BOARD OF SUPERVISORS MEETING DATES
RIVINGTON COMMUNITY DEVELOPMENT DISTRICT**

FISCAL YEAR 2026/2027

All meetings will be held on the fourth Wednesday of every month at 11:30 a.m. at the Rivington Recreation Center, 833 Terrapin Drive, DeBary, Florida 32713, on the following dates, unless otherwise noted below:

October 28, 2026
November 18, 2026 **(Due to the Holidays)**
December 16, 2026 **(Due to the Holidays)**
January 27, 2027
February 24, 2027
March 24, 2027
April 28, 2027
May 26, 2027 – **(Budget Approval)**
June 23, 2027
July 28, 2027
August 25, 2027 – **(Budget Adoption)**
September 22, 2027

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVINGTON COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rivington Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives, and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVINGTON COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 26th day of August 2026.

ATTEST:

**RIVINGTON
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date: August 26, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisors (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Rivington Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Rivington Community Development District



Property Wellness Reserve Study Program Proposal Level I Reserve Study

*Kejsi Shuaipi, Account Manager
(954) 620-0908*

kejsi.shuaipi@reserveadvisors.com

**Rivington Community Development District
DeBary, FL**



Reserve Advisors

Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.



Threshold Funding Strategy

The most stable and equitable approach to funding reserves, this strategy aggregates all future expenditures and calculates annual reserve contributions such that the reserve balance never falls below a minimum threshold.

Helping Communities Thrive for Over 30 Years

With a team of 60+ engineers whose engineering backgrounds include civil, structural, mechanical, and more, we have over 350 years of combined experience conducting reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry, and we pride ourselves on delivering unbiased recommendations that give communities the plans they need to ensure the future well-being of the property.

37,000+

RESERVE STUDIES CONDUCTED

19,000+

ASSOCIATIONS SERVED

3,950,000+

RESIDENTS SERVED

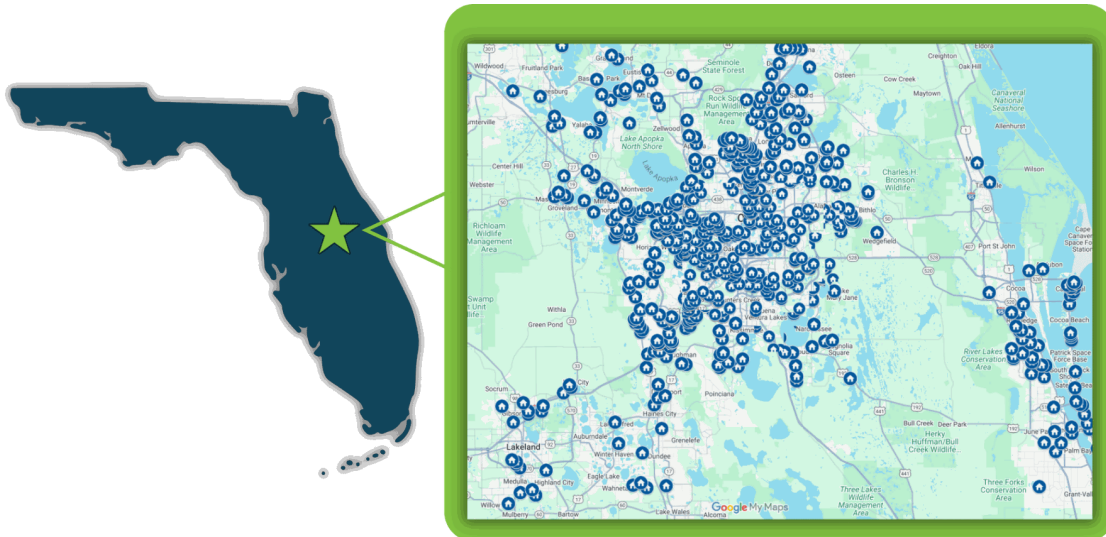
Industry Leadership

We were instrumental in pioneering the Community Association Institute's (CAI) Reserve Study Standards, and were influential in revising these standards in 2023 through our participation in an industry task force. This diverse group included reserve specialists, professional managers, community board members, attorneys, and accountants. Additionally, we continue to shape best practices in the field through active involvement with the Foundation for Community Association Research (FCAR), including chairing the Reserve Study Best Practices Report.

As a national member of CAI, we are actively involved in over 30 chapters nationwide, regularly supporting the organization's members through structured education, speaking engagements, and publications for managers and board members. Our leadership team members, Michelle Baldry and Matt Kuisle, are board members of FCAR and CAI, respectively. In addition to complying with legislative requirements specific to reserve studies, we are compliant with and/or accredited by:

- Association of Professional Reserve Analysts (APRA)
- Community Associations Institute (CAI)
- American Institute of Certified Public Accountants (AICPA)

Your Trusted Neighborhood Partner



Hear What Our Clients Say



"I had the pleasure of working with KC and JJ on updating a reserve study for an HOA I manage, and the experience was excellent from start to finish. Their communication was professional, knowledgeable, and consistently prompt throughout the process. They stayed on schedule, kept everything on track, and even delivered the updated study ahead of deadline. I highly recommend their services to anyone looking for reliable and efficient professionals."

Lisette Negron, Community Association Manager
Highlands Reserve Homeowners Association, Inc.
 Davenport, Florida



"Having worked with Roy from Reserve Advisors for many years, I've always been able to rely on his expertise, professionalism, and consistency in delivering accurate reserve study reports. His attention to detail and deep understanding of association needs give our board's confidence in the recommendations provided. Roy has also always been available to help break down report findings and explain key details to board members when needed, making complex financial planning discussions much easier to navigate. His knowledge and responsiveness have made Reserve Advisors a trusted resource for our communities."

Sandy Etheredge, Director of Licensed Community Association Management
Empire Management Group
 Kissimmee, Florida

Level I Full Reserve Study



	LEVEL I	LEVEL II	LEVEL III
	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
		RESERVE STUDY PROCESS	
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed/Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
		KEY DELIVERABLES	
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
	★ RECOMMENDED SERVICE LEVEL		

We are proposing a Level I Full Reserve Study. This service involves developing a component list and quantification of each item - a crucial aspect often overlooked by unqualified providers. This service is suitable for communities that have never undergone a reserve study, as well as those contemplating a change in reserve study providers. Conducting a Level I Reserve Study allows us to not only verify the accuracy of the component inventory and related quantities/measurements with certainty - the foundation of any reserve study - but to also present capital planning recommendations with unwavering confidence.

Property Wellness Reserve Study Program

Reserve Advisors will perform a Level I Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: The reserve study consultant will develop a detailed list of reserve components, also known as a component inventory, and related quantities for each. We will complete a condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. Life and cost estimates will be performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

Rivington Community Development District . We've identified and will include the following reserve components:

Access Drives, Parking Areas, and/or Driveways, Fences, Irrigation System, Monuments, Landscaping, Mailboxes, Signage, Post or Pole Lights, Walking Paths, Playground(s), Clubhouse(s), Fitness Room(s), Meeting Room(s), Party Room(s), Pool House(s), Gates, and other property specifically identified that you'd like us to include.

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30 years on one easy-to-read spreadsheet.

[View Example](#)


Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

[View Example](#)


Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

[View Example](#)


Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

[View Example](#)


Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

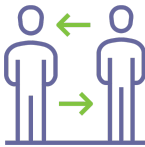
For Confidence in All Decisions



Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive capital planning solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.

Your property is your biggest investment. **Here's why we're the right partner to protect it.**



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.



RA is comprised of a highly professional team with the depth of knowledge, access to extensive research resources, and sensitive interpersonal skills needed to collaborate with our community group comprised of board members and ad-hoc committee members to produce a detailed and relevant reserve study vital to keeping our community in a strong fiscal position as we plan for the future. Our engineer did an excellent job preparing the community for the site visit, listening to and incorporating information shared by our stakeholders, and leading them through a virtual meeting review of the completed study, answering questions and noting tweaks needed to finalize the reserve study for the community.

Ellen C. | Treasurer



The Time to Protect Your Property's Long-Term Health is Now

To Start Your Property Wellness Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
Reserve Study (Level I)	\$5,200.00
Your Reserve Study Includes: • Pre-project Collaboration: Meeting with management and the board on community priorities and goals. • Unlimited Virtual Support: Free Study Presentation after report delivery. Available for the lifetime of your community. • Excel Financial Management Tool: Fully editable spreadsheet to run scenarios & track actual expenditures. • Preventative Maintenance Guidance: Clear maintenance schedules and practical steps your team can implement right away. • Revision Period: One complimentary update within 6 months of delivery. • Dedicated Expertise: Your community is supported by a full-time Reserve Advisors engineer, backed by our quality assurance team to ensure accuracy and peace of mind.	
We provide ongoing, tailored support - at no additional cost. We'll meet with you to walk through your study, explain key recommendations, and answer any questions, ensuring you have the knowledge and confidence to make informed decisions for your community's long-term success.	

Total **\$5,200.00**

2. Sign below

Signature: _____

Title: _____

Name: _____

Date: _____

For: Rivington Community Development District

Ref: 261294

3. Pay 50% retainer. An invoice will be emailed to you upon project authorization.

Mailing Address
Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

ACH
Send Remittances to 'accounting@reserveadvisors.com' at time of payment
Checking Account Number: 151391168
Routing Number: 075905787
Financial Institution: First Business Bank
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 7/22/2026, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors, LLC ("RA" or "us" or "we") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous - Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

RA may have a financial interest in, or business relationships with, management companies, service providers, or other third parties that have or in the future may have a business relationship with you. Further, RA may from time to time receive and/or provide compensation, referral fees, discounts, or other remuneration from or to management companies or other third parties in connection with client referrals or other business arrangements, including this engagement. The foregoing is intended to satisfy any disclosure requirements under applicable certifications, standards, or codes of ethics.

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14502 N Dale Mabry Hwy. Suite 200. Tampa, FL 33618
pierre@capitalreserveadvisors.com
www.capitalreserveadvisors.com
(813)444-8022

Samantha Harvey
Rivington CDD
C/O Inframark
833 Terrapin Road
Debary, FL 32713

July 23, 2026

Proposal for Reserve Study with On-Site Analysis

As you requested, we are submitting this proposal for reserve study services for **Rivington CDD**. The site analysis will be scheduled as soon as we receive the signed agreement (attached) to proceed. Our report is issued as a Reserve Management Plan engagement and is intended to match your budget year and will be a 30-year projection for the 30-year period beginning **October 1, 2026**.

Since maintenance expenditures are often the most significant costs of an association, properly preparing a Reserve Study is one of the most important responsibilities for common interest organizations. An accurate and detailed analysis will minimize reserve assessments and reduce the risk of insufficient funds, while still maintaining the common areas. Some consider the reserve study simply as a budget tool. Others want a dynamic long-term replacement management tool. Either way, we can help.

Capital Reserve Advisors:

- **Local:** Located in Tampa, FL for your convenience and unrivaled customer service.
- **Experts:** Lynn Sallee, RS, CMM, PRA, and CPSI designations with 48 years of construction experience and 11 years of Reserve Study deliveries.
- Pierre del Rosario has provided financial services to condominium and homeowners associations clients since 2000.
- **Vetted:** Capital Reserve Advisors uses software specifically designed to prepare reserve studies that has been fully tested by a team of independent financial experts for calculation accuracy and certified to meet the strict ICBI software standards and is used by more than 3,000 satisfied clients worldwide.
- **Easy:** Reserve Study Reports that are usually less than 30 pages makes it easy for boards of directors and management professionals to read, digest and distribute. Our report provides actionable management information that is detailed enough to understand, but not so detailed that it overwhelms the reader. This report is supplemented by separately issued detail financial schedules to provide a complete reserve activity management system.
- **Affordable:** We believe in using the latest technology to our advantage. Because we have continued to evolve our business practices by staying ahead of the curve with our software, we are able to pass on the savings to our clients.
- **Full Service:** Each of our on-site analyses includes everything you have come to expect from reserve study providers. Full component detail lists with site or element photos, current and future replacement cost estimates, and anecdotal evidence and/or commentary where necessary.
- **Full Service +:** At no extra charge, we also prepare the report with the understanding that every association is unique. Our reports are prepared for the association but also, **by the association**. This includes open communication, *unlimited revisions, and *client-use software.

Fee Quotation

The fee for preparing the reserve study with on-site analysis for the fiscal period starting **October 1, 2026** is **\$ 3,950**.

If you would like us to proceed with your reserve study, please indicate your acceptance by signing the attached Reserve Study Services Agreement and returning it to us. The terms of this proposal will remain in effect for sixty days from the date of this proposal.

Pierre del Rosario, President

Attachment

*See attached agreement for terms of service
See attached brochure for complete information about our company



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Debary, FL 32713

July 23, 2026

Reserve Study Services Agreement Reserve Study with On-Site Analysis

This Agreement is made between Capital Reserve Advisors ("CRA") and **Rivington CDD**, (the "Association"). The Association has engaged Capital Reserve Advisors to perform and prepare an analysis and projection of the Association's replacement funding program ("Reserve Study") pursuant to the terms and conditions as set forth herein.

IT IS AGREED:

1. **Analysis Date and Period:** The Reserve Study will be a projection for the 30-year period commencing **October 1, 2026**.
2. **Date of Delivery of Requested Information:** A draft report will be available for review by the Association within two weeks from the date of CRA's receipt of the applicable documents, information, and materials requested, and completion of the site analysis by CRA. The Reserve Study will assume the most probable course of events in consideration of information supplied by the Association, CRA's research, and industry standards and guidelines. However, the Association acknowledges that actual replacement costs may vary from those set forth in the Reserve Study and such variations may be material. Accordingly, CRA does not, and shall not, guarantee that actual replacement costs and/or remaining lives will approximate those contained in the Reserve Study.

CRA hereby requests the information and documents described on Schedule A attached to this Agreement.

The Association covenants and agrees to provide CRA with all the information and documents set forth on Schedule A, and to cooperate with all reasonable requests of CRA in connection with this Agreement. Without limiting the foregoing, the Association shall ensure that its personnel are reasonably available to consult with CRA regarding replacement funding expenditures and the condition of the physical components of the common areas and shall allow CRA reasonable access to conduct periodic physical inspections of the Association's facilities and common areas.

3. **Date of Delivery of Final Report:** The final report will be issued within seven working days of receiving approval from the Association for issuance of such report. The Reserve Study shall be dated as of the date of delivery to the Association (the "Report Date"). If the Association does not inform CRA of any changes within 30 days of delivery of the draft report, then the draft report is considered to be approved as is, and CRA will issue the final report.

4. **Report Format:** The format of the Reserve Study will be similar to the sample report available on our web site at <http://www.capitalreserveadvisors.com>. The purpose of the Reserve Study is to assist the Association in properly managing replacement funds and common area property, so that future funds will be sufficient when expenditures are necessary and common area property can be maintained efficiently for the life of the project. The Reserve Study is intended only for the Association's internal use, and only for the purposes, and subject to the limitations described in this Agreement.
5. **Reserve Study Update:** CRA has no responsibility to update the final Reserve Study for events and circumstances occurring after the Report Date. CRA recommends that interim updates be performed at least annually and at more frequent intervals if there are material fluctuations in the rates of inflation and investment or when material changes in costs or in estimated lives of replacement fund items occur.
6. **Reserve Study Fee & Terms:** CRA's fee for preparing the Reserve Study, with site analysis, for the period beginning **October 1, 2026** is **\$ 3,950**. 50% of this fee will be billed upon authorization to proceed and is due and payable at that time. The remaining 50% will be billed upon delivery of the draft report and is due and payable within 30 days. If a draft report is not issued at the request of the Association, the remaining 50% is due and payable within 30 days of importing data into Facilities 7 software and providing access to the Association.
7. **No Warranties:** The Association acknowledges and agrees that neither CRA, nor any officer, director, owner, employee, agent or affiliate of CRA, has made any representations, warranties, guarantees, or promises of any kind regarding CRA's services or deliverables except as expressly provided in this Agreement. CRA disclaims all warranties, including without limitation any warranty as to fitness of the Reserve Study for a particular purpose, whether express, implied or arising by operation of law. CRA shall not be liable to the Association for any incidental, consequential, or special damages whatsoever, including without limitation any lost revenues or lost profits, arising from or related to this Agreement and the services provided hereunder.

8. Miscellaneous:

- (a) Entire Agreement. This Agreement embodies the entire agreement and understanding between the parties with respect to its subject matter, and supersedes all prior agreements, whether written or oral, pertaining to such subject matter.
- (b) Governing Law. Disputes arising under this agreement (including the scope, nature and quality of services to be performed by us, our fees and other terms of the engagement) shall be submitted to mediation. A competent and impartial third-party, acceptable to both parties, shall be appointed to mediate, and each disputing party shall pay an equal percentage of the mediator's fees and expenses. No suit or arbitration proceedings shall be commenced under this agreement until at least 60 days after the mediator's first meeting with the involved parties. If the dispute requires litigation, the court shall be authorized to impose all defense costs against any non-prevailing party found not to have participated in the mediation process in good faith. This Agreement is governed by, and shall be construed in accordance with, the laws of the State of Florida. Venue for all legal or equitable actions relating to or arising from this Agreement shall be Hillsborough County, Florida.
- (c) Force Majeure. Notwithstanding anything to the contrary provided in this Agreement, CRA shall not be liable for any delay or failure to perform any of its obligations under this Agreement if such delay or failure is caused by an act of god, government requirements, fire, or any other cause or circumstance beyond its reasonable control. CRA shall use reasonable efforts to avoid, remove, or cure all such circumstances as soon as is reasonably feasible.
- (d) Third Party Actions. If there are any member or third party actions involving the Association which cause CRA to incur time charges or expenses other than for the initial preparation of the reserve study report, CRA is to be reimbursed by the Association for any costs or time charges incurred in connection therewith.

9. Limitations of Reserve Study Association understands and agrees that:

- (a) The Reserve Study is intended for the sole use of the Association and is not to be construed as a guarantee, warranty or an opinion on the advisability of purchase.
- (b) The information provided by the Reserve Study is effective for one year from the completion date of the report. An annual review and update of this Reserve Study is required to adjust known cost changes and to maintain accuracy.
- (c) CRA 's financial liability for errors and omissions is limited to the fees charged to Association to perform the Reserve Study.
- (d) The scope of the Reserve Study is expressly limited to the components included.
- (e) The remaining useful life estimates of the Reserve Study assumes normal weather conditions and does not factor in damage by flood, wind, storm, earthquake or other insurable events. The useful life estimates assume proper construction, installation, design plus adequate preventive maintenance. Improper construction, installation, design or failure to maintain will lead to shortened useful lives.
- (f) The cost estimates of the Reserve Study are based in current pricing for similar installations and materials and/or based in actual costs paid by Association. Future costs are subject to change according to supply and demand, material costs, effects of inflation and other forces which are not under CRA 's control.
- (g) The conclusions of the Reserve Study do not involve forensic or destructive testing of the components and were arrived at by either visual inspection and/or information provided by Association.
- (h) The Reserve Study is not intended to address or discover construction defects, asbestos, mold, water intrusion or lead paint. Association agrees to indemnify, defend and hold CRA harmless from all related claims.
- (i) Association warrants that the components, equipment and materials are constructed or assembled by qualified and licensed contractors according to manufacturer specifications and that the finished construction complies with all applicable building codes at the time of construction.

Approval of Agreement

Rivington CDD:

For Capital Reserve Advisors :

By: _____

By:



Pierre del Rosario, President

Date: _____

July 23, 2026

Rivington CDD- Schedule A Documents, Information, and Materials Requested

The table below provides a fairly comprehensive list of the documents and information we require in order to perform a comprehensive analysis for you and helps to improve the accuracy of the report. Our normal work process is:

- Phone call or email notification to schedule date for on-site analysis
- Summarize and evaluate data in my office, and research and estimate pricing of reserve activities
- Prepare a draft of the report and information for your edits and our discussion
- Conference call (if necessary) to discuss the data and report. This is your board's report and I want to walk you through it and make necessary adjustments so that you have the best information and a workable plan going forward.
- Edits based on our conference call and second draft (or final) report issued

#	Documents requested	Reason needed	Required	Done
1	A copy of the most recent prior reserve study, if available	This helps ensure that we will identify all components and may provide measurement information. It is also a good check for us on costing information.	No	
2	A copy of the most current financial statements of the Association that shows the current total of reserve funds, and the current budgeted amount to be transferred monthly to reserves	Necessary for us to know how much you are presently contributing to reserves, and to anticipate the following year's reserve contribution.	Yes	
3	A copy of the Association's budget for the most recent year	This is required UNLESS it is shown on the financial statements listed above (# 2)		
4	A copy of the Association's governing documents (CC&R's, etc.)	Only necessary if it discusses maintenance responsibility of Association		
5	Copies of prior paid invoices for repair and/or replacement of common area components	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		
6	Copies of bids solicited for repair and/or replacement of common area components, whether awarded or not	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		
7	A copy of your reserve policies	Required if you have specific reserve policies. If not, we will be happy to help you establish policies for your Association.		
8	A list of addresses and phone numbers for pertinent service contractors (landscape, pool, elevator, roof, paint, deck, etc.)	Very helpful information to help us make sure that we have accurate cost data and an understating of your maintenance plan.		
9	A copy of the plot map of the project or community showing phasing details and building shapes or styles	This is necessary for us to identify all components.	Yes	
10	Temporary use of keys, access devices or gate codes to enter upon the common areas, pool or recreation areas and equipment or storage areas	Necessary for us to gain access to restricted areas.	Yes	

Additional information may be requested once we have started our work.

1 Sample CDD Report

Reserve Management Plan

Type 1

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2025



1 Sample CDD Report
January 1, 2025

1 Sample CDD Report

Reserve Management Plan

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Capital Reserve Advisors

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Preparer's Report on Reserve Study Reserve Management Plan

Type I Reserve Study With On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2025

Board of Directors

1 Sample CDD Report
 Lakes City, Florida

Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of 1 Sample CDD Report by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type I reserve study engagement is based on an on-site analysis. The on-site analysis of 1 Sample CDD Report upon which this reserve management plan is based was performed by Pierre Del Rosario, CAM, RS of Capital Reserve Advisors. on December 15, 2024.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of 1 Sample CDD Report. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2025, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2025, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of 1 Sample CDD Report is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve management plan engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of 1 Sample CDD Report, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This reserve study report is restricted to the management and members of the 1 Sample CDD Report, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the 1 Sample CDD Report's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the 1 Sample CDD Report's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Capital Reserve Advisors.
Pierre Del Rosario, CAM,RS.
December 18, 2024



1 Sample CDD Report
January 1, 2025

Statement of Position

Projection period: January 1, 2025 to 2054
Type of Project: CDD
Number of Units: 200
Location: Lakes City, Florida
Projected Construction date: May 1, 2010

Description of Project: 1 Sample CDD Report is an 200 - unit Community Development Districts located in Lakes City, Florida. The project was developed in May 1, 2010.

On-Site analysis performed by: Pierre Del Rosario
Component analysis performed by: Pierre Del Rosario
Report prepared by: Pierre Del Rosario

No special assessments are considered necessary during the 30-year projection period.

Components Excluded From This Report

Major Component	Reason Excluded
Building Structures	Lifetime Component
Utilities - Underground and in Structure	Long-lived Component
Street Base	Lifetime Component
Hardscape – sidewalks and curbs	Lifetime Component
Irrigation Lines and Sprinklers	Included in Operating Budget
Major Tree Trimming	Included in Operating Budget
Landscape / Plant Replacement	Included in Operating Budget

See Next Page for Summary Component List

Current Replacement Cost of All Components	\$ 807,242
Future Replacement Cost of All Components	\$ 924,250
Projected Balance of Reserve Funds at January 1, 2025	\$ 390,000
100% Funded Amount at January 1, 2025	\$ 466,120
Percent Funded at January 1, 2025	83.66 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2025	\$ 380
Projected Reserve Contribution	\$ 60,000
Average Annual Reserve Contribution Per Unit	\$ 300
Monthly Reserve Contribution First Year of Projection	\$ 5,000
Average Monthly Reserve Contribution Per Unit	\$ 25
Projected Special Assessment	\$ 0
Projected Inflation Rate	2.80 %
Projected Interest Rate	1.00 %

See Preparer's Report
See Summary of Significant Assumptions

CDD

Analysis Date - January 1, 2025

Inflation:2.80% Investment:1.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Allocation

Category	100% Funded	Percent Funded	Beginning Balance	Contribution	Interest	Expenditure	Ending Balance
			01/01/2025				12/31/2025
Health/Life Safety	153,581	88	136,208	27,895	1,633	75,528	90,207
Land & Recreation	147,065	78	115,054	16,669	976	57	132,642
Public Buildings	19,000	100	19,000	899	53	20,419	-467
Stormwater	110,701	81	89,699	11,610	680	15,314	86,675
Transportation	19,395	88	17,212	1,281	75	10,070	8,498
Utilities	16,379	78	12,826	1,647	96	66	14,503
	466,121	83 %	390,000	60,000	3,513	121,455	332,058

CDD

Analysis Date - January 1, 2025

Inflation:2.80% Investment:1.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Begin Balance	390,000	332,058	322,988	370,102	340,979	158,441	48,546	118,372	179,902	191,053
Contribution	60,000	63,000	66,150	69,458	72,930	76,577	80,406	84,426	88,647	93,080
Average Per Unit	300	315	331	347	365	383	402	422	443	465
Percent Change	0.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Interest	3,513	3,494	3,478	3,853	3,197	1,584	867	1,562	2,086	2,386
Less Expenditures	121,455	75,565	22,513	102,434	258,665	188,056	11,447	24,457	79,583	0
Less Deferred Expenditure	0	0	0	0	0	0	0	0	0	0
Ending Balance	332,058	322,988	370,102	340,979	158,441	48,546	118,372	179,902	191,053	286,519
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Begin Balance	286,519	133,674	213,200	293,830	288,901	351,711	212,260	100,144	111,426	123,266
Contribution	97,734	102,620	107,751	113,139	118,796	124,736	130,972	137,521	144,397	151,617
Average Per Unit	489	513	539	566	594	624	655	688	722	758
Percent Change	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Interest	2,181	1,806	2,552	3,266	3,374	3,601	2,278	1,430	1,484	1,946
Less Expenditures	252,759	24,900	29,673	121,334	59,360	267,788	245,365	127,669	134,041	25,440
Less Deferred Expenditure	0	0	0	0	0	0	0	0	0	0
Ending Balance	133,674	213,200	293,830	288,901	351,711	212,260	100,144	111,426	123,266	251,389
	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Begin Balance	251,389	240,754	377,994	530,953	665,509	732,294	470,170	655,921	769,043	605,473
Contribution	159,198	167,158	175,516	184,291	193,506	203,181	213,340	224,007	235,208	246,968
Average Per Unit	796	836	878	921	968	1,016	1,067	1,120	1,176	1,235
Percent Change	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Interest	2,094	3,188	4,621	6,142	7,376	7,390	5,623	7,466	7,951	7,037
Less Expenditures	171,928	33,105	27,178	55,877	134,097	472,696	33,213	118,351	406,729	136,441
Less Deferred Expenditure	0	0	0	0	0	0	0	0	0	0
Ending Balance	240,754	377,994	530,953	665,509	732,294	470,170	655,921	769,043	605,473	723,036

CDD

Analysis Date - January 1, 2025

Inflation:2.80% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Reserve Item	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Stormwater Detention Ponds					148,221					
Stormwater Retention Ponds		4,723								
Stormwater DropBs & Piping	15,314									
Pond Fountains				11,091						
Pond Maintenance Cleaning				3,549						
Pond Maintenance Shores/Infill						170				
Stormwater & Pond Controls					17,102					
Wastewater Collection System	214									
Conservation Areas					29,644					
Parks,Walks, Public Recreation	8,678								10,823	
Life Safety-Emergency Medical			5,395					6,193		
Life Safety-Fire Protection				13,309					15,280	
Life Safety- Security & Property Access					28,504					
Utility-Potable Water Systems						26,138				
Utility-Electricity	22									
Utility-Natural Gas	44									
Utility-Communication/TV								8,974		
Roads-Bridges	10,005									
Road& Parking-Surfaces				174						
Roads- Lighting /Signs		12,594								
Roads- Sidewalks & Paths	65									
Retaining Walls	57									
Schools, Public Buildings	20,419									
Waste Collection / Disposal		7,871						9,290		
Insect Control			10,250		10,832		11,447		12,097	
Wastewater Disposal /Treatment	6,636								8,277	
Wastewater Lift Stations					17,102					
Landscaping		44,080								
Hurrican Protections						91,423				
Wastewater Disposal /Treatment			6,869							
Wastewater Lift Stations		6,297								
Landscaping				55,455						
Hurrican Protections	60,000									
Wastewater Disposal /Treatment					7,259					
Wastewater Lift Stations				11,091						
Landscaping						70,325				
Wastewater Lift Stations									33,106	
Wastewater Lift Stations				7,764						
Conservation Areas										
Entry Monuments, Signs										
Hurricane Protections										
Insect Control										
Landscaping										
Life Safety- Security & Property Access										
Life Safety-Emergency Medical										
Life Safety-Fire Protection										
Parks,Walks, Public Recreation										
Pond Fountains										
Pond Maintenance Cleaning										
Pond Maintenance Shores/Infill										
Retaining Walls										
Road& Parking-Surfaces										
Roads- Lighting /Signs										
Roads- Sidewalks & Paths										
Roads-Bridges										

CDD

Analysis Date - January 1, 2025

Inflation:2.80% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Reserve Item	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Schools, Public Buildings										
Stormwater & Pond Controls										
Stormwater Detention Ponds										
Stormwater DropBs & Piping										
Stormwater Retention Ponds										
Utility-Communication/TV										
Utility-Electricity										
Utility-Natural Gas										
Utility-Potable Water Systems										
Waste Collection / Disposal										
Wastewater Collection System										
Wastewater Disposal /Treatment										
Wastewater Lift Stations										
	121,455	75,565	22,513	102,434	258,665	188,056	11,447	24,457	79,583	0

CDD

Analysis Date - January 1, 2025

Inflation:2.80% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Reserve Item	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Stormwater Detention Ponds							206,456			
Stormwater Retention Ponds				6,578						
Stormwater DropBs & Piping						23,173				
Pond Fountains	13,456							16,326		
Pond Maintenance Cleaning	4,306							5,224		
Pond Maintenance Shores/Infill						224				
Stormwater & Pond Controls					22,542					
Wastewater Collection System						324				
Conservation Areas									43,636	
Parks,Walks, Public Recreation							13,499			
Life Safety-Emergency Medical			7,110					8,163		
Life Safety-Fire Protection				17,542					20,140	
Utility-Electricity						34				
Utility-Natural Gas						66				
Utility-Communication/TV										12,500
Roads-Bridges						15,140				
Roads- Lighting /Signs		16,600								
Roads- Sidewalks & Paths						99				
Retaining Walls						87				
Schools, Public Buildings						30,897				
Waste Collection / Disposal				10,964						12,940
Insect Control	12,783		13,509		14,277		15,087		15,944	
Entry Monuments, Signs	134,563									
Wastewater Disposal /Treatment							10,323			
Wastewater Lift Stations					22,542					
Landscaping				61,398						
Hurrican Protections						120,500				
Wastewater Disposal /Treatment	8,567								10,685	
Wastewater Lift Stations		8,300								
Landscaping						77,243				
Hurricane Protections	79,083									
Wastewater Disposal /Treatment				9,054						
Wastewater Lift Stations				14,619						
Landscaping								97,956		
Wastewater Lift Stations									43,636	
Wastewater Lift Stations				10,233						
Conservation Areas										
Entry Monuments, Signs										
Hurricane Protections										
Insect Control										
Landscaping										
Life Safety- Security & Property Access										
Life Safety-Emergency Medical										
Life Safety-Fire Protection										
Parks,Walks, Public Recreation										
Pond Fountains										
Pond Maintenance Cleaning										
Pond Maintenance Shores/Infill										
Retaining Walls										
Road& Parking-Surfaces										
Roads- Lighting /Signs										
Roads- Sidewalks & Paths										
Roads-Bridges										
Schools, Public Buildings										
Stormwater & Pond Controls										

CDD

Analysis Date - January 1, 2025

Inflation:2.80% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Reserve Item	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Stormwater Detention Ponds										
Stormwater DropBs & Piping										
Stormwater Retention Ponds										
Utility-Communication/TV										
Utility-Electricity										
Utility-Natural Gas										
Utility-Potable Water Systems										
Waste Collection / Disposal										
Wastewater Collection System										
Wastewater Disposal /Treatment										
Wastewater Lift Stations										
	252,759	24,900	29,673	121,334	59,360	267,788	245,365	127,669	134,041	25,440

CDD

Analysis Date - January 1, 2025

Inflation:2.80% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Reserve Item	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Stormwater Detention Ponds									287,571	
Stormwater Retention Ponds						9,163				
Pond Fountains					19,808					
Pond Maintenance Cleaning					6,338					
Pond Maintenance Shores/Infill						295				
Stormwater & Pond Controls					29,711					
Parks,Walks, Public Recreation					16,836					
Life Safety-Emergency Medical			9,372					10,759		
Life Safety-Fire Protection				23,122					26,545	
Utility-Potable Water Systems	39,551									
Road& Parking-Surfaces		286								
Roads- Lighting /Signs		21,879								
Waste Collection / Disposal						15,272				
Insect Control	16,849		17,806		18,817		19,886		21,015	
Entry Monuments, Signs						203,621				
Wastewater Disposal /Treatment					12,875					
Wastewater Lift Stations					29,711					
Landscaping						85,521				
Hurricane Protections						158,824				
Wastewater Disposal /Treatment							13,327			
Wastewater Lift Stations		10,940								
Landscaping								107,592		
Hurrican Protections	104,235									
Wastewater Disposal /Treatment	11,292								14,084	
Wastewater Lift Stations				19,268						
Landscaping										136,441
Wastewater Lift Stations									57,514	
Wastewater Lift Stations				13,488						
Conservation Areas										
Entry Monuments, Signs										
Hurricane Protections										
Insect Control										
Landscaping										
Life Safety- Security & Property Access										
Life Safety-Emergency Medical										
Life Safety-Fire Protection										
Parks,Walks, Public Recreation										
Pond Fountains										
Pond Maintenance Cleaning										
Pond Maintenance Shores/Infill										
Retaining Walls										
Road& Parking-Surfaces										
Roads- Lighting /Signs										
Roads- Sidewalks & Paths										
Roads-Bridges										
Schools, Public Buildings										
Stormwater & Pond Controls										
Stormwater Detention Ponds										
Stormwater DropBs & Piping										
Stormwater Retention Ponds										
Utility-Communication/TV										
Utility-Electricity										
Utility-Natural Gas										
Utility-Potable Water Systems										
Waste Collection / Disposal										

CDD

Analysis Date - January 1, 2025

Inflation:2.80% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Reserve Item	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Wastewater Collection System										
Wastewater Disposal /Treatment										
Wastewater Lift Stations										
	171,928	33,105	27,178	55,877	134,097	472,696	33,213	118,351	406,729	136,441

CDD

Analysis Date - January 1, 2025

Inflation:2.80% Investment:0.75% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Reserve Item	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Conservation Areas	10/2015	\$ 4,000.00	6.5 Per Acre	\$ 26,000	14:00	14:00	4:09	\$ 29,644
Entry Monuments, Signs	10/2020	100,000.00	1 Lump Su	100,000	15:00	15:00	10:09	134,563
Hurricane Protections	1/15 - 10/20	60,000.00	2.3 Lump Su	138,000	10:00	10:00	3:03	151,423
Insect Control	10/2025	9,500.00	1 Per Acre	9,500	2:00	2:00	2:09	10,250
Landscaping	10/14 - 10/1	50,000.00	3.04 Lump Su	152,000	12:00	12:00	4:00	169,860
Life Safety- Security & Property Access		25,000.00	1 Lump Su	25,000	5:00	5:00	4:09	28,504
Life Safety-Emergency Medical	10/2022	5,000.00	1 Lump Su	5,000	5:00	5:00	2:09	5,395
Life Safety-Fire Protection	10/2023	12,000.00	1 Lump Su	12,000	5:00	5:00	3:09	13,309
Parks,Walks, Public Recreation	10/2017	8,500.00	1 Lump Su	8,500	8:00	8:00	0:09	8,678
Pond Fountains	10/2021	5,000.00	2 Each	10,000	7:00	7:00	3:09	11,091
Pond Maintenance Cleaning	10/2021	3,200.00	1 Per Acre	3,200	7:00	7:00	3:09	3,549
Pond Maintenance Shores/Infill	10/2020	145.00	1 Lineal F	145	10:00	10:00	5:09	170
Retaining Walls	10/2010	56.00	1 SQ FT	56	15:00	15:00	0:09	57
Road& Parking-Surfaces	10/2010	157.00	1 SQ YD	157	18:00	18:00	3:09	174
Roads- Lighting /Signs	10/2016	6,000.00	2 Each	12,000	10:00	10:00	1:09	12,594
Roads- Sidewalks & Paths	10/2010	64.00	1 Lineal F	64	15:00	15:00	0:09	65
Roads-Bridges	10/2010	9,800.00	1 Lineal F	9,800	15:00	15:00	0:09	10,005
Schools, Public Buildings	10/2010	20,000.00	1 Lump Su	20,000	15:00	15:00	0:09	20,419
Stormwater & Pond Controls	10/2019	15,000.00	1 Lump Su	15,000	10:00	10:00	4:09	17,102
Stormwater Detention Ponds	10/2017	130,000.00	1 Per Acre	130,000	12:00	12:00	4:09	148,221
Stormwater DropBs & Piping	10/2010	1,500.00	10 Each	15,000	15:00	15:00	0:09	15,314
Stormwater Retention Ponds	10/2014	4,500.00	1 Per Acre	4,500	12:00	12:00	1:09	4,723
Utility-Communication/TV	10/2020	23.00	315 Lineal F	7,245	12:00	12:00	7:09	8,974
Utility-Electricity	10/2010	22.00	1 Lineal F	22	15:00	15:00	0:09	22
Utility-Natural Gas	10/2010	43.00	1 Lineal F	43	15:00	15:00	0:09	44
Utility-Potable Water Systems	10/2015	22,300.00	1 Lump Su	22,300	15:00	15:00	5:09	26,138
Waste Collection / Disposal	10/2020	7,500.00	1 Lump Su	7,500	6:00	6:00	1:09	7,871
Wastewater Collection System	10/2010	210.00	1 Lineal F	210	15:00	15:00	0:09	214
Wastewater Disposal /Treatment	10/17 - 1/21	6,500.00	3 Lump Su	19,500	8:00	8:00	2:03	20,764
Wastewater Lift Stations	10/16 - 10/2	20,000.00	3.2 Lump Su	64,000	10:00	10:00	5:10	75,361

CDD

Analysis Date - January 1, 2025

Inflation:2.80% Investment:0.75% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Reserve Item	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
				816,742				934,500

Disclosures

Site Analysis

1 Sample CDD Report is a Community development district located in Lakes City, Florida. The CDD is located at 1 Main Street. The CDD was founded in May 1, 2010.

The site analysis was performed on December 15, 2024 by Pierre del Rosario, RS, CAM of Facilities Advisors Florida. The Association manager was interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the previous reserve study, the tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 2.80% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Facilities Advisors International's cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

1 Sample CDD Report January 1, 2025

General Exclusions from the analysis are:

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 2.80%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 1.00%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Replacement reserves are funded at a level of 83.66% as of January 1, 2025 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$ 390,000, based on information provided by management. The beginning balance of reserve funds was provided by Association management.

Cash balance and Investment balance at August 21, 2021	\$ 251,348
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Total Funds available for reserves beginning balance	<u>\$ 390,000</u>
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Significant Assumptions

See Preparer's Report
See Disclosures and Summary of Significant Assumptions

1 Sample CDD Report

January 1, 2025

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

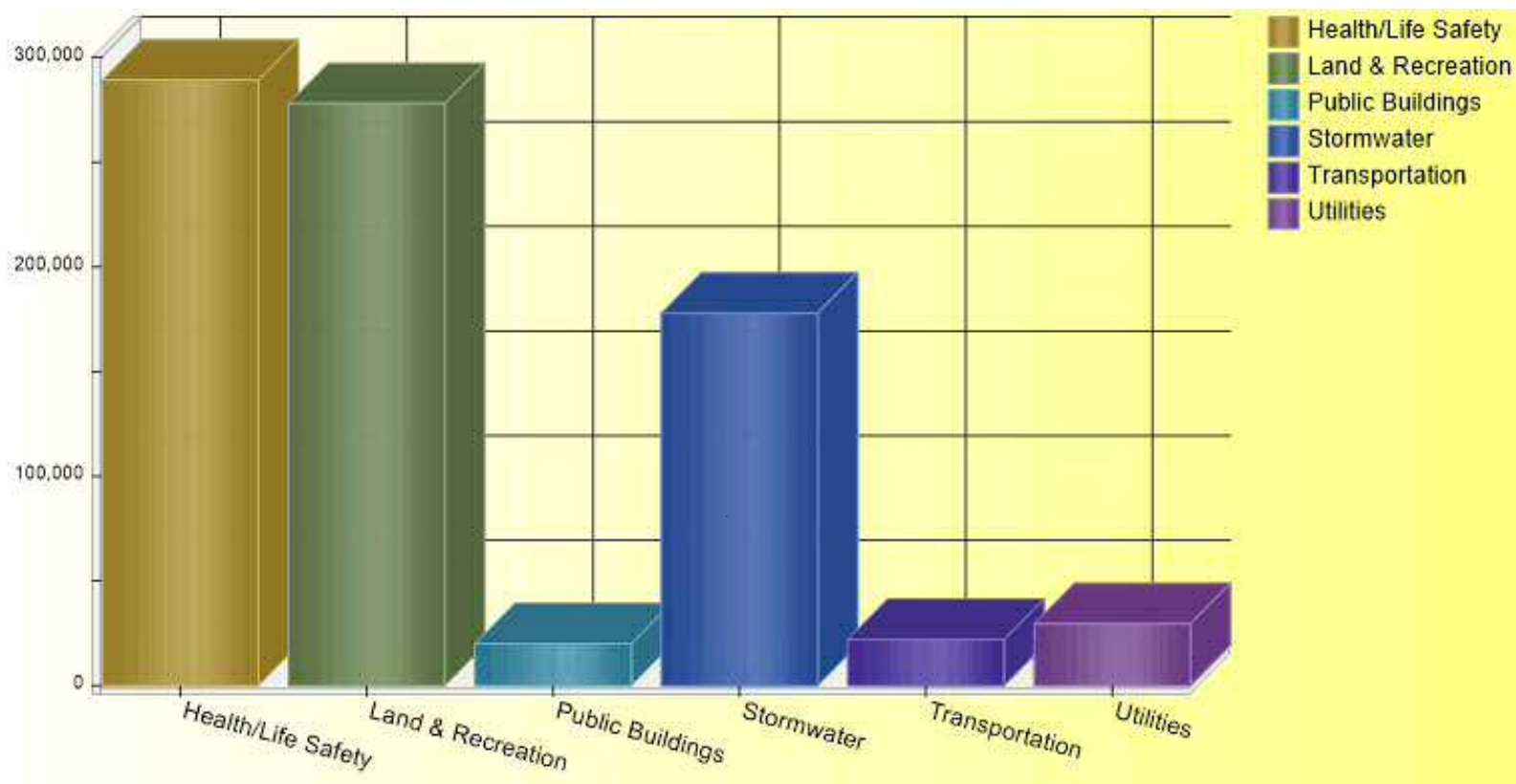
- Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.
- The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.
- The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.
- Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.
- Proper construction and installation of all improvements is assumed, unless otherwise noted.
- This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.
- The Association carries comprehensive property insurance to cover most insurable property risks.
- Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.
- The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.
- The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.
- Interest rate of 1.00% is used in the funding plan.
- Inflation rate of 2.80% is used in the funding plan.

CDD

Analysis Date - January 1, 2025

Inflation:2.80% Investment:0.75% Contribution Factor:0.00% Calc:Future

Item Parameter - Category - Chart



CDD

Analysis Date - January 1, 2025

Inflation:2.80% Investment:1.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Items	Reserve Item	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Health/Life Safety										
	Hurricane Protections	Grounds	As specified	10/25/2020	\$ 60,000.00	1.3 Lump Su	\$ 78,000	10:00	5:09	\$ 91,423
	Hurricane Protections		As specified	01/01/2015	60,000.00	1 Lump Su	60,000	10:00	0:00	60,000
	Insect Control	Grounds	Mosquito Spray	10/25/2025	9,500.00	1 Per Acre	9,500	2:00	2:09	10,250
	Life Safety- Security & Property Access	Grounds	Remodel Entry		25,000.00	1 Lump Su	25,000	5:00	4:09	28,504
	Life Safety-Emergency Medical	Grounds	Computers	10/25/2022	5,000.00	1 Lump Su	5,000	5:00	2:09	5,395
	Life Safety-Fire Protection	Grounds	Fire Equip& Su	10/25/2023	12,000.00	1 Lump Su	12,000	5:00	3:09	13,309
	Parks,Walks, Public Recreation	Grounds	Repairs/Constr	10/25/2017	8,500.00	1 Lump Su	8,500	8:00	0:09	8,678
	Waste Collection / Disposal	Grounds	Replace Contai	10/25/2020	7,500.00	1 Lump Su	7,500	6:00	1:09	7,871
	Wastewater Collection System	Grounds	Mains & Manh	10/25/2010	210.00	1 Lineal F	210	15:00	0:09	214
	Wastewater Disposal /Treatment	Grounds	Sludge Pumps	10/25/2017	6,500.00	1 Lump Su	6,500	8:00	0:09	6,636
	Wastewater Disposal /Treatment			01/01/2019	6,500.00	1 Lump Su	6,500	8:00	2:00	6,869
	Wastewater Disposal /Treatment			01/01/2021	6,500.00	1 Lump Su	6,500	8:00	4:00	7,259
	Wastewater Lift Stations	Grounds	Lift Sta. fence	10/25/2019	20,000.00	0.75 Lump Su	15,000	10:00	4:09	17,102
	Wastewater Lift Stations	UG Lift Station	Lift Pump	10/25/2016	20,000.00	0.3 Lump Su	6,000	10:00	1:09	6,297
	Wastewater Lift Stations	Lift Station	Electric Panel	10/25/2018	20,000.00	0.5 Lump Su	10,000	10:00	3:09	11,091
	Wastewater Lift Stations	UG Lift Station	Collection Tank	10/25/2023	20,000.00	1.3 Lump Su	26,000	10:00	8:09	33,106
	Wastewater Lift Stations	LightsCovers Sig	Misc Site Comp	10/25/2018	20,000.00	0.35 Lump Su	7,000	10:00	3:09	7,764
							289,210			321,769
Land & Recreation										
	Conservation Areas	Grounds	Clean/Clear/M	10/25/2015	\$ 4,000.00	6.5 Per Acre	\$ 26,000	14:00	4:09	\$ 29,644
	Entry Monuments, Signs	Grounds	Repair/Upgrad	10/25/2020	100,000.00	1 Lump Su	100,000	15:00	10:09	134,563
	Landscaping	Grounds	Intsect H & P	10/25/2014	50,000.00	0.84 Lump Su	42,000	12:00	1:09	44,080
	Landscaping	Grounds	Inters Gulf & B	10/25/2016	50,000.00	1 Lump Su	50,000	12:00	3:09	55,455
	Landscaping	Grounds	Inters Main & 5	10/25/2018	50,000.00	1.2 Lump Su	60,000	12:00	5:09	70,325
	Retaining Walls	Grounds	Repair/Replace	10/25/2010	56.00	1 SQ FT	56	15:00	0:09	57
							278,056			334,125
Public Buildings										
	Schools, Public Buildings	Commercial/Pu	Repair Capital	10/25/2010	\$ 20,000.00	1 Lump Su	\$ 20,000	15:00	0:09	\$ 20,419
							20,000			20,419

CDD

Analysis Date - January 1, 2025

Inflation:2.80% Investment:1.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Items			Service				Adj	Rem	
Reserve Item	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Stormwater									
Pond Fountains	Grounds	Repair/Replace	10/25/2021	\$ 5,000.00	2 Each	\$ 10,000	7:00	3:09	\$ 11,091
Pond Maintenance Cleaning	Grounds	Clear growths/	10/25/2021	3,200.00	1 Per Acre	3,200	7:00	3:09	3,549
Pond Maintenance Shores/Infill	Grounds	RipRap,Retaini	10/25/2020	145.00	1 Lineal F	145	10:00	5:09	170
Stormwater & Pond Controls	Grounds	OverFlw,Settlin	10/25/2019	15,000.00	1 Lump Su	15,000	10:00	4:09	17,102
Stormwater Detention Ponds	Grounds	Dredge & Deep	10/25/2017	130,000.00	1 Per Acre	130,000	12:00	4:09	148,221
Stormwater DropBs & Piping	Grounds	Repair/Replace	10/25/2010	1,500.00	10 Each	15,000	15:00	0:09	15,314
Stormwater Retention Ponds	Grounds	Excavate & Ref	10/25/2014	4,500.00	1 Per Acre	4,500	12:00	1:09	4,723
						177,845			200,171
Transportation									
Road& Parking-Surfaces	Grounds	Repairs/Overla	10/25/2010	\$ 157.00	1 SQ YD	\$ 157	18:00	3:09	\$ 174
Roads- Lighting /Signs	Grounds	Replace Lights	10/25/2016	6,000.00	2 Each	12,000	10:00	1:09	12,594
Roads- Sidewalks & Paths	Grounds	Repair/Replace	10/25/2010	64.00	1 Lineal F	64	15:00	0:09	65
Roads-Bridges	Grounds	Repairs/Constr	10/25/2010	9,800.00	1 Lineal F	9,800	15:00	0:09	10,005
						22,021			22,839
Utilities									
Utility-Communication/TV	Grounds	Replace Opt lie	10/25/2020	\$ 23.00	315 Lineal F	\$ 7,245	12:00	7:09	\$ 8,974
Utility-Electricity	Grounds	Infratstructure	10/25/2010	22.00	1 Lineal F	22	15:00	0:09	22
Utility-Natural Gas	Grounds	Infratstructure	10/25/2010	43.00	1 Lineal F	43	15:00	0:09	44
Utility-Potable Water Systems	Grounds	PaintTower/Ta	10/25/2015	22,300.00	1 Lump Su	22,300	15:00	5:09	26,138
						29,610			35,178
						816,742			934,500

1 Sample CDD Report

Supplementary Schedules Reserve Management Plan

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2025

Attached exhibits consist of component level detail reports. These reports are intended to supplement, but not be a part of the reserve study as of this same date.



Capital Reserve Advisors

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Preparer's Report on Supplemental Information Reserve Management Plan

Type I Reserve Study With On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2025

Board of Directors
1 Sample CDD Report
Lakes City, Florida

Report on Supplementary Information

The Supplementary Schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial projection. Such information is the responsibility of the 1 Sample CDD Report's management and was derived from the underlying component list used to prepare the basic reserve study report. The information has been subjected to the inquiry and other procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Florida Inc.
Pierre Del Rosario, CAM, RS
December 18, 2024

CDD**Analysis Date - January 1, 2025**

Inflation:2.80% Investment:1.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual

Beginning Date	100% Funded Time Value	Beginning Balance	Percent Funded	Contribution	Interest	Expenditure Future Cost
01/01/2025	\$ 466,121	\$ 390,000	83.66 %	\$ 60,000	\$ 3,513	\$ 121,455
01/01/2026	434,379	332,058	76.44	63,000	3,494	75,565
01/01/2027	455,105	322,988	70.97	66,150	3,478	22,513
01/01/2028	531,870	370,102	69.58	69,458	3,853	102,434
01/01/2029	533,078	340,979	63.96	72,930	3,197	258,665
01/01/2030	378,170	158,441	41.89	76,577	1,584	188,056
01/01/2031	288,038	48,546	16.85	80,406	867	11,447
01/01/2032	375,958	118,372	31.48	84,426	1,562	24,457
01/01/2033	455,529	179,902	39.49	88,647	2,086	79,583
01/01/2034	484,720	191,053	39.41	93,080	2,386	0
01/01/2035	597,281	286,519	47.97	97,734	2,181	252,759
01/01/2036	459,702	133,674	29.07	102,620	1,806	24,900
01/01/2037	552,112	213,200	38.61	107,751	2,552	29,673
01/01/2038	645,351	293,830	45.53	113,139	3,266	121,334
01/01/2039	651,796	288,901	44.32	118,796	3,374	59,360
01/01/2040	724,248	351,711	48.56	124,736	3,601	267,788
01/01/2041	591,713	212,260	35.87	130,972	2,278	245,365
01/01/2042	481,661	100,144	20.79	137,521	1,430	127,669
01/01/2043	490,056	111,426	22.73	144,397	1,484	134,041
01/01/2044	495,868	123,266	24.85	151,617	1,946	25,440
01/01/2045	614,609	251,389	40.90	159,198	2,094	171,928
01/01/2046	590,777	240,754	40.75	167,158	3,188	33,105
01/01/2047	711,866	377,994	53.09	175,516	4,621	27,178
01/01/2048	846,582	530,953	62.71	184,291	6,142	55,877
01/01/2049	959,734	665,509	69.34	193,506	7,376	134,097
01/01/2050	1,001,802	732,294	73.09	203,181	7,390	472,696
01/01/2051	707,867	470,170	66.42	213,340	5,623	33,213
01/01/2052	852,716	655,921	76.92	224,007	7,466	118,351
01/01/2053	920,150	769,043	83.57	235,208	7,951	406,729
01/01/2054	703,838	605,473	86.02	246,968	7,037	136,441

CDD**Analysis Date - January 1, 2025**

Inflation:2.80% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
Year : 2025					
01/01/2025	Hurricane Protections		01/01/2015	10:00	\$ 60,000.00
10/25/2025	Parks,Walks, Public Recreation	Grounds	10/25/2017	8:00	8,677.88
10/25/2025	Retaining Walls	Grounds	10/25/2010	15:00	57.17
10/25/2025	Roads- Sidewalks & Paths	Grounds	10/25/2010	15:00	65.34
10/25/2025	Roads-Bridges	Grounds	10/25/2010	15:00	10,005.09
10/25/2025	Schools, Public Buildings	Commercial/P	10/25/2010	15:00	20,418.55
10/25/2025	Stormwater DropBs & Piping	Grounds	10/25/2010	15:00	15,313.91
10/25/2025	Utility-Electricity	Grounds	10/25/2010	15:00	22.46
10/25/2025	Utility-Natural Gas	Grounds	10/25/2010	15:00	43.90
10/25/2025	Wastewater Collection System	Grounds	10/25/2010	15:00	214.39
10/25/2025	Wastewater Disposal /Treatment	Grounds	10/25/2017	8:00	6,636.03
					121,454.72
Year : 2026					
10/25/2026	Landscaping	Grounds	10/25/2014	12:00	\$ 44,079.56
10/25/2026	Roads- Lighting /Signs	Grounds	10/25/2016	10:00	12,594.16
10/25/2026	Stormwater Retention Ponds	Grounds	10/25/2014	12:00	4,722.81
10/25/2026	Waste Collection / Disposal	Grounds	10/25/2020	6:00	7,871.35
10/25/2026	Wastewater Lift Stations	UG Lift Station	10/25/2016	10:00	6,297.08
					75,564.96
Year : 2027					
01/01/2027	Wastewater Disposal /Treatment		01/01/2019	8:00	\$ 6,869.10
10/25/2027	Insect Control	Grounds	10/25/2025	2:00	10,249.55
10/25/2027	Life Safety-Emergency Medical	Grounds	10/25/2022	5:00	5,394.50
					22,513.15
Year : 2028					
10/25/2028	Landscaping	Grounds	10/25/2016	12:00	\$ 55,455.44
10/25/2028	Life Safety-Fire Protection	Grounds	10/25/2023	5:00	13,309.31
10/25/2028	Pond Fountains	Grounds	10/25/2021	7:00	11,091.09
10/25/2028	Pond Maintenance Cleaning	Grounds	10/25/2021	7:00	3,549.15
10/25/2028	Road& Parking-Surfaces	Grounds	10/25/2010	18:00	174.13
10/25/2028	Wastewater Lift Stations	Lift Station	10/25/2018	10:00	11,091.09
10/25/2028	Wastewater Lift Stations	LightsCovers Si	10/25/2018	10:00	7,763.76
					102,433.97

CDD**Analysis Date - January 1, 2025**

Inflation:2.80% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
Year : 2029					
01/01/2029	Wastewater Disposal /Treatment		01/01/2021	8:00	\$ 7,259.15
10/25/2029	Conservation Areas	Grounds	10/25/2015	14:00	29,644.26
10/25/2029	Insect Control	Grounds	10/25/2027	2:00	10,831.56
10/25/2029	Life Safety- Security & Property Access	Grounds		5:00	28,504.10
10/25/2029	Stormwater & Pond Controls	Grounds	10/25/2019	10:00	17,102.46
10/25/2029	Stormwater Detention Ponds	Grounds	10/25/2017	12:00	148,221.31
10/25/2029	Wastewater Lift Stations	Grounds	10/25/2019	10:00	17,102.46
					258,665.30
Year : 2030					
10/25/2030	Hurricane Protections	Grounds	10/25/2020	10:00	\$ 91,422.90
10/25/2030	Landscaping	Grounds	10/25/2018	12:00	70,325.31
10/25/2030	Pond Maintenance Shores/Infill	Grounds	10/25/2020	10:00	169.95
10/25/2030	Utility-Potable Water Systems	Grounds	10/25/2015	15:00	26,137.57
					188,055.73
Year : 2031					
10/25/2031	Insect Control	Grounds	10/25/2029	2:00	\$ 11,446.62
					11,446.62
Year : 2032					
10/25/2032	Life Safety-Emergency Medical	Grounds	10/25/2027	5:00	\$ 6,193.22
10/25/2032	Utility-Communication/TV	Grounds	10/25/2020	12:00	8,973.98
10/25/2032	Waste Collection / Disposal	Grounds	10/25/2026	6:00	9,289.83
					24,457.03
Year : 2033					
10/25/2033	Insect Control	Grounds	10/25/2031	2:00	\$ 12,096.60
10/25/2033	Life Safety-Fire Protection	Grounds	10/25/2028	5:00	15,279.92
10/25/2033	Parks,Walks, Public Recreation	Grounds	10/25/2025	8:00	10,823.27
10/25/2033	Wastewater Disposal /Treatment	Grounds	10/25/2025	8:00	8,276.62
10/25/2033	Wastewater Lift Stations	UG Lift Station	10/25/2023	10:00	33,106.49
					79,582.90
Year : 2035					
01/01/2035	Hurricane Protections		01/01/2025	10:00	\$ 79,082.87
01/01/2035	Wastewater Disposal /Treatment		01/01/2027	8:00	8,567.31
10/25/2035	Entry Monuments, Signs	Grounds	10/25/2020	15:00	134,563.10
10/25/2035	Insect Control	Grounds	10/25/2033	2:00	12,783.49

CDD**Analysis Date - January 1, 2025**

Inflation:2.80% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/25/2035	Pond Fountains	Grounds	10/25/2028	7:00	\$ 13,456.31
10/25/2035	Pond Maintenance Cleaning	Grounds	10/25/2028	7:00	4,306.02
					252,759.10

Year : 2036

10/25/2036	Roads- Lighting /Signs	Grounds	10/25/2026	10:00	\$ 16,599.70
10/25/2036	Wastewater Lift Stations	UG Lift Station	10/25/2026	10:00	8,299.85
					24,899.55

Year : 2037

01/01/2037	Wastewater Disposal /Treatment		01/01/2029	8:00	\$ 9,053.80
10/25/2037	Insect Control	Grounds	10/25/2035	2:00	13,509.39
10/25/2037	Life Safety-Emergency Medical	Grounds	10/25/2032	5:00	7,110.21
					29,673.40

Year : 2038

10/25/2038	Landscaping	Grounds	10/25/2026	12:00	\$ 61,398.06
10/25/2038	Life Safety-Fire Protection	Grounds	10/25/2033	5:00	17,542.30
10/25/2038	Stormwater Retention Ponds	Grounds	10/25/2026	12:00	6,578.36
10/25/2038	Waste Collection / Disposal	Grounds	10/25/2032	6:00	10,963.94
10/25/2038	Wastewater Lift Stations	Lift Station	10/25/2028	10:00	14,618.58
10/25/2038	Wastewater Lift Stations	LightsCovers Si	10/25/2028	10:00	10,233.01
					121,334.25

Year : 2039

10/25/2039	Insect Control	Grounds	10/25/2037	2:00	\$ 14,276.51
10/25/2039	Stormwater & Pond Controls	Grounds	10/25/2029	10:00	22,541.86
10/25/2039	Wastewater Lift Stations	Grounds	10/25/2029	10:00	22,541.86
					59,360.23

Year : 2040

10/25/2040	Hurricane Protections	Grounds	10/25/2030	10:00	\$ 120,499.75
10/25/2040	Landscaping	Grounds	10/25/2028	12:00	77,243.43
10/25/2040	Pond Maintenance Shores/Infill	Grounds	10/25/2030	10:00	224.01
10/25/2040	Retaining Walls	Grounds	10/25/2025	15:00	86.51
10/25/2040	Roads- Sidewalks & Paths	Grounds	10/25/2025	15:00	98.87
10/25/2040	Roads-Bridges	Grounds	10/25/2025	15:00	15,139.71
10/25/2040	Schools, Public Buildings	Commercial/P	10/25/2025	15:00	30,897.37
10/25/2040	Stormwater DropBs & Piping	Grounds	10/25/2025	15:00	23,173.03
10/25/2040	Utility-Electricity	Grounds	10/25/2025	15:00	33.99

CDD**Analysis Date - January 1, 2025**

Inflation:2.80% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/25/2040	Utility-Natural Gas	Grounds	10/25/2025	15:00	\$ 66.43
10/25/2040	Wastewater Collection System	Grounds	10/25/2025	15:00	324.42
					<u>267,787.52</u>

Year : 2041

10/25/2041	Insect Control	Grounds	10/25/2039	2:00	\$ 15,087.19
10/25/2041	Parks,Walks, Public Recreation	Grounds	10/25/2033	8:00	13,499.06
10/25/2041	Stormwater Detention Ponds	Grounds	10/25/2029	12:00	206,456.24
10/25/2041	Wastewater Disposal /Treatment	Grounds	10/25/2033	8:00	10,322.81
					<u>245,365.30</u>

Year : 2042

10/25/2042	Landscaping	Grounds	10/25/2030	12:00	\$ 97,955.55
10/25/2042	Life Safety-Emergency Medical	Grounds	10/25/2037	5:00	8,162.96
10/25/2042	Pond Fountains	Grounds	10/25/2035	7:00	16,325.92
10/25/2042	Pond Maintenance Cleaning	Grounds	10/25/2035	7:00	5,224.30
					<u>127,668.73</u>

Year : 2043

01/01/2043	Wastewater Disposal /Treatment		01/01/2035	8:00	\$ 10,685.37
10/25/2043	Conservation Areas	Grounds	10/25/2029	14:00	43,635.93
10/25/2043	Insect Control	Grounds	10/25/2041	2:00	15,943.90
10/25/2043	Life Safety-Fire Protection	Grounds	10/25/2038	5:00	20,139.66
10/25/2043	Wastewater Lift Stations	UG Lift Station	10/25/2033	10:00	43,635.93
					<u>134,040.79</u>

Year : 2044

10/25/2044	Utility-Communication/TV	Grounds	10/25/2032	12:00	\$ 12,499.78
10/25/2044	Waste Collection / Disposal	Grounds	10/25/2038	6:00	12,939.73
					<u>25,439.51</u>

Year : 2045

01/01/2045	Hurricane Protections		01/01/2035	10:00	\$ 104,234.99
01/01/2045	Wastewater Disposal /Treatment		01/01/2037	8:00	11,292.12
10/25/2045	Insect Control	Grounds	10/25/2043	2:00	16,849.26
10/25/2045	Utility-Potable Water Systems	Grounds	10/25/2030	15:00	39,551.41
					<u>171,927.78</u>

CDD**Analysis Date - January 1, 2025**

Inflation:2.80% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
Year : 2046					
10/25/2046	Road& Parking-Surfaces	Grounds	10/25/2028	18:00	\$ 286.25
10/25/2046	Roads- Lighting /Signs	Grounds	10/25/2036	10:00	21,879.20
10/25/2046	Wastewater Lift Stations	UG Lift Station	10/25/2036	10:00	10,939.60
					<u>33,105.05</u>
Year : 2047					
10/25/2047	Insect Control	Grounds	10/25/2045	2:00	\$ 17,806.02
10/25/2047	Life Safety-Emergency Medical	Grounds	10/25/2042	5:00	9,371.59
					<u>27,177.61</u>
Year : 2048					
10/25/2048	Life Safety-Fire Protection	Grounds	10/25/2043	5:00	\$ 23,121.59
10/25/2048	Wastewater Lift Stations	Lift Station	10/25/2038	10:00	19,267.99
10/25/2048	Wastewater Lift Stations	LightsCovers Si	10/25/2038	10:00	13,487.59
					<u>55,877.17</u>
Year : 2049					
10/25/2049	Insect Control	Grounds	10/25/2047	2:00	\$ 18,817.12
10/25/2049	Parks,Walks, Public Recreation	Grounds	10/25/2041	8:00	16,836.37
10/25/2049	Pond Fountains	Grounds	10/25/2042	7:00	19,807.50
10/25/2049	Pond Maintenance Cleaning	Grounds	10/25/2042	7:00	6,338.40
10/25/2049	Stormwater & Pond Controls	Grounds	10/25/2039	10:00	29,711.24
10/25/2049	Wastewater Disposal /Treatment	Grounds	10/25/2041	8:00	12,874.87
10/25/2049	Wastewater Lift Stations	Grounds	10/25/2039	10:00	29,711.24
					<u>134,096.74</u>
Year : 2050					
10/25/2050	Entry Monuments, Signs	Grounds	10/25/2035	15:00	\$ 203,621.06
10/25/2050	Hurricane Protections	Grounds	10/25/2040	10:00	158,824.43
10/25/2050	Landscaping	Grounds	10/25/2038	12:00	85,520.85
10/25/2050	Pond Maintenance Shores/Infill	Grounds	10/25/2040	10:00	295.25
10/25/2050	Stormwater Retention Ponds	Grounds	10/25/2038	12:00	9,162.95
10/25/2050	Waste Collection / Disposal	Grounds	10/25/2044	6:00	15,271.58
					<u>472,696.12</u>
Year : 2051					
01/01/2051	Wastewater Disposal /Treatment		01/01/2043	8:00	\$ 13,327.06
10/25/2051	Insect Control	Grounds	10/25/2049	2:00	19,885.63

CDD**Analysis Date - January 1, 2025**

Inflation:2.80% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
					33,212.69
Year : 2052					
10/25/2052	Landscaping	Grounds	10/25/2040	12:00	\$ 107,591.74
10/25/2052	Life Safety-Emergency Medical	Grounds	10/25/2047	5:00	10,759.17
					118,350.91
Year : 2053					
01/01/2053	Wastewater Disposal /Treatment		01/01/2045	8:00	\$ 14,083.82
10/25/2053	Insect Control	Grounds	10/25/2051	2:00	21,014.82
10/25/2053	Life Safety-Fire Protection	Grounds	10/25/2048	5:00	26,545.03
10/25/2053	Stormwater Detention Ponds	Grounds	10/25/2041	12:00	287,571.21
10/25/2053	Wastewater Lift Stations	UG Lift Station	10/25/2043	10:00	57,514.24
					406,729.12
Year : 2054					
10/25/2054	Landscaping	Grounds	10/25/2042	12:00	\$ 136,441.48
					136,441.48

CDD

Analysis Date - January 1, 2025

Inflation:2.80% Investment:1.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location			Service	Basis		Current	Adj	Rem	Future
Reserve Item	Desc	Condition	Date	Cost	Quantity	Cost	Life	Life	Cost
<None Assigned>									
Hurricane Protections	As specified	Replace Nw	01/01/2015	\$ 60,000.00	1 Lump Sum	\$ 60,000	10:00	0:00	\$ 60,000
Wastewater Disposal /Treatment			01/01/2019	6,500.00	1 Lump Sum	6,500	8:00	2:00	6,869
Wastewater Disposal /Treatment			01/01/2021	6,500.00	1 Lump Sum	6,500	8:00	4:00	7,259
						73,000			74,128
Commercial/Public Areas									
Schools, Public Buildings	Repair Capital	good	10/25/2010	\$ 20,000.00	1 Lump Sum	\$ 20,000	15:00	0:09	\$ 20,419
						20,000			20,419
Grounds									
Conservation Areas	Clean/Clear/Ma	good	10/25/2015	\$ 4,000.00	6.5 Per Acre	\$ 26,000	14:00	4:09	\$ 29,644
Entry Monuments, Signs	Repair/Upgrade	good	10/25/2020	100,000.00	1 Lump Sum	100,000	15:00	10:09	134,563
Hurricane Protections	As specified	good	10/25/2020	60,000.00	1.3 Lump Sum	78,000	10:00	5:09	91,423
Insect Control	Mosquito Spray	good	10/25/2025	9,500.00	1 Per Acre	9,500	2:00	2:09	10,250
Landscaping	Intsect H & P	Replace Nw	10/25/2014	50,000.00	0.84 Lump Sum	42,000	12:00	1:09	44,080
Landscaping	Inters Gulf & B	Fair-Good	10/25/2016	50,000.00	1 Lump Sum	50,000	12:00	3:09	55,455
Landscaping	Inters Main & 5	Good	10/25/2018	50,000.00	1.2 Lump Sum	60,000	12:00	5:09	70,325
Life Safety- Security & Property Access	Remodel Entry	good		25,000.00	1 Lump Sum	25,000	5:00	4:09	28,504
Life Safety-Emergency Medical	Computers	Fair	10/25/2022	5,000.00	1 Lump Sum	5,000	5:00	2:09	5,395
Life Safety-Fire Protection	Fire Equip& Sup	good	10/25/2023	12,000.00	1 Lump Sum	12,000	5:00	3:09	13,309
Parks,Walks, Public Recreation	Repairs/Constru	good	10/25/2017	8,500.00	1 Lump Sum	8,500	8:00	0:09	8,678
Pond Fountains	Repair/Replace	good	10/25/2021	5,000.00	2 Each	10,000	7:00	3:09	11,091
Pond Maintenance Cleaning	Clear growths/d	good	10/25/2021	3,200.00	1 Per Acre	3,200	7:00	3:09	3,549
Pond Maintenance Shores/Infill	RipRap,Retainin	good	10/25/2020	145.00	1 Lineal F	145	10:00	5:09	170
Retaining Walls	Repair/Replace/	good	10/25/2010	56.00	1 SQ FT	56	15:00	0:09	57
Road& Parking-Surfaces	Repairs/Overlay	good	10/25/2010	157.00	1 SQ YD	157	18:00	3:09	174
Roads- Lighting /Signs	Replace Lights	good	10/25/2016	6,000.00	2 Each	12,000	10:00	1:09	12,594
Roads- Sidewalks & Paths	Repair/Replace/	good	10/25/2010	64.00	1 Lineal F	64	15:00	0:09	65
Roads-Bridges	Repairs/Constru	good	10/25/2010	9,800.00	1 Lineal F	9,800	15:00	0:09	10,005
Stormwater & Pond Controls	OverFlw,Settlin	good	10/25/2019	15,000.00	1 Lump Sum	15,000	10:00	4:09	17,102
Stormwater Detention Ponds	Dredge & Deep	good	10/25/2017	130,000.00	1 Per Acre	130,000	12:00	4:09	148,221
Stormwater DropBs & Piping	Repair/Replace	good	10/25/2010	1,500.00	10 Each	15,000	15:00	0:09	15,314

CDD

Analysis Date - January 1, 2025

Inflation:2.80% Investment:1.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location			Service	Basis		Current	Adj	Rem	Future
Reserve Item	Desc	Condition	Date	Cost	Quantity	Cost	Life	Life	Cost
Stormwater Retention Ponds	Excavate & Refo	good	10/25/2014	\$ 4,500.00	1 Per Acre	\$ 4,500	12:00	1:09	\$ 4,723
Utility-Communication/TV	Replace Opt lie	good	10/25/2020	23.00	315 Lineal F	7,245	12:00	7:09	8,974
Utility-Electricity	Infratstructure	good	10/25/2010	22.00	1 Lineal F	22	15:00	0:09	22
Utility-Natural Gas	Infratstructure	good	10/25/2010	43.00	1 Lineal F	43	15:00	0:09	44
Utility-Potable Water Systems	PaintTower/Tan	good	10/25/2015	22,300.00	1 Lump Sum	22,300	15:00	5:09	26,138
Waste Collection / Disposal	Replace Contain	good	10/25/2020	7,500.00	1 Lump Sum	7,500	6:00	1:09	7,871
Wastewater Collection System	Mains & Manho	good	10/25/2010	210.00	1 Lineal F	210	15:00	0:09	214
Wastewater Disposal /Treatment	Sludge Pumps	Fair-Good	10/25/2017	6,500.00	1 Lump Sum	6,500	8:00	0:09	6,636
Wastewater Lift Stations	Lift Sta. fence	good	10/25/2019	20,000.00	0.75 Lump Sum	15,000	10:00	4:09	17,102
						674,742			781,695
Lift Station									
Wastewater Lift Stations	Electric Panel	Fair	10/25/2018	\$ 20,000.00	0.5 Lump Sum	\$ 10,000	10:00	3:09	\$ 11,091
						10,000			11,091
LightsCovers Signs Etc									
Wastewater Lift Stations	Misc Site Comp	Good	10/25/2018	\$ 20,000.00	0.35 Lump Sum	\$ 7,000	10:00	3:09	\$ 7,764
						7,000			7,764
UG Lift Station									
Wastewater Lift Stations	Lift Pump	Fair	10/25/2016	\$ 20,000.00	0.3 Lump Sum	\$ 6,000	10:00	1:09	\$ 6,297
Wastewater Lift Stations	Collection Tank	Good	10/25/2023	20,000.00	1.3 Lump Sum	26,000	10:00	8:09	33,106
						32,000			39,404
						816,742			934,500



Reserve Study Proposal

August 18, 2026

Prepared for:

Rivington

Submitted to:

Samantha Harvey

Inframark
313 Campus Street
Celebration, FL 34747
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Prepared by:

Marie O'Meara

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(844) 477-7883, 821



Executive Summary

This proposal fee for a **Level 1 Full Reserve Study with Site Visit** includes:

- Proposal delivery
- Proposal questions beyond the scope of this proposal ([watch a video](#) or [schedule a 15 min call with me](#))
- Meeting at the time of site evaluation with a client representative
- Site evaluation
- Initial report delivery
- Access to our Funding Plan Scenario Calculator ([click for demo video](#))
- One report revision
- Final report delivery
- Participation in one board meeting via teleconference, upon request to review report

The Reserve Study will comply with the following standards:

- Community Associations Institute (CAI) National Reserve Study Standards
- State regulations
- Site work performed by local Reserve Consultant
- Project overseen by a CAI Reserve Specialist
- Site evaluation promptly scheduled upon receipt of completed client questionnaire
- Initial report delivered within 30 days of receipt of completed client questionnaire

To learn more about Global Solution Partners® or see a sample report, visit:
globalsolutionpartners.com/communities/ • globalsolutionpartners.com/sample

Service Options

Option #1: Full Reserve Study with Site Visit (Level 1) for \$4,150.00. Payment is due in full upon delivery of the initial report. Includes access to the Scenario Calculator for one year (a \$300 value).

Option #2: Ongoing Partnership Solution for a down payment of \$1,660.00 and monthly payments of \$204.04. The Ongoing Partnership Solution includes four Reserve Studies, paid monthly for five years. It consists of one Full Reserve Study with Site Visit (Level 1) + two Reserve Study Updates without Site Visits (Level 3) + one Reserve Study Update with Site Visit (Level 2) = a total fee of \$13,902.50. Includes access to the Scenario Calculator for the five-year term (a \$1500 value).

A down payment of \$1,660.00 is due upon proposal acceptance. \$204.04 is due monthly for a five-year term. See the Fees section for more detail.

Option #2 allows the association to spread out and budget for future study costs.

What is a Reserve Study?

A reserve study is a budget planning tool which identifies the components that a community association is responsible to maintain or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures.

This limited evaluation is conducted for budget and cash flow purposes.

In order to preserve property values within a community, it is necessary to repair or replace major common-area components such as roofs, boilers, elevators, balconies, seawalls, asphalt surfaces, and more.

A reserve study helps an association identify future major repair and replacement needs for common assets and set aside, or "reserve," the necessary funds. It includes a recommended funding plan that can be integrated into the association's annual budget. These projections usually span a "study period" of 30 years.

Parts of a Reserve Study

I. Physical analysis

- Component Inventory
- Estimated useful life expectancies
- Estimated remaining useful life expectancies

II. Financial Analysis

- Estimated replacement costs
- Current fund status
- Funding plan

Level of Reserve Study Services

- **Level 1 Full Reserve Study with Site Visit** – This is a full study with an on-site evaluation. It is performed if the property is new, if the previous study is deemed unreliable, or if the most recent study was not performed within the past five years.
- **Level 2 Reserve Study Update with Site Visit** – This is an update to a previous reserve study, including an onsite evaluation. This is recommended to be performed approximately every two years after the Full Reserve Study.
- **Level 3 Reserve Study Update without Site Visit** – This is an update to a previous reserve study without an onsite evaluation. It is recommended annually in those years that a reserve study with a site visit is not performed.
- **Level 4 Reserve Study without Site Visit - Community Not Yet Constructed** — A reserve study prepared before construction that is generally used for budget estimates. It is based entirely on design documents such as architectural and engineering plans.

What is a Reserve Study?

I. **Legal, fiduciary, and financing requirements**

While many states have specific regulations regarding funding an association's reserve accounts, all Boards of Directors have a fiduciary obligation, which includes being responsible when it comes to financial planning for the association. Additionally, it is becoming commonplace for lenders and buyers to scrutinize reserve accounts.

II. **Maintain property values**

There is a strong correlation between how well a community is maintained and the property values within that community. Unfortunately, some communities are poorly maintained as a result of poor planning. A Reserve Study provides a financial road map to ensure there will be adequate funds to keep the community in good repair.

III. **Repair and replacement plan**

Most have heard the saying "If you fail to plan... then you plan to fail." A reserve study not only acts as a financial plan but also serves as a guide for scheduling needed future repairs and replacements.

IV. **Minimize the need for special assessments and loans**

Special assessments and loans are not terms that most owners want to hear, and are frequently needed as a result of poor planning. The information in a reserve study allows for better planning to avoid the need for special assessments or loans in the future.

V. **Fairly distributes the contributions**

Funding the reserves at proper levels facilitates both current and future owners paying their fair share. While underfunding of the reserves is a disservice to future owners and overfunding of reserves is a disservice to current owners.

Who is Global Solution Partners?

The Global Solution Partners® team has local expertise with a global vision and is committed to being your partner in finding customized solutions for your organization.

At the core of our very existence is the devotion to not merely satisfy our clients, but to continually DELIGHT them and establish a mutually beneficial long-term relationship.

Here is what you can expect from us to accomplish this:



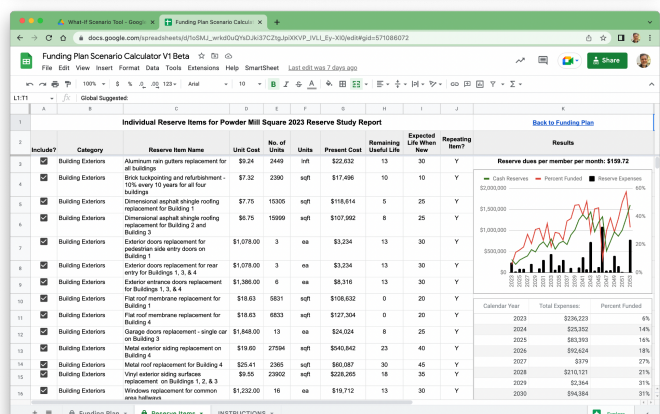
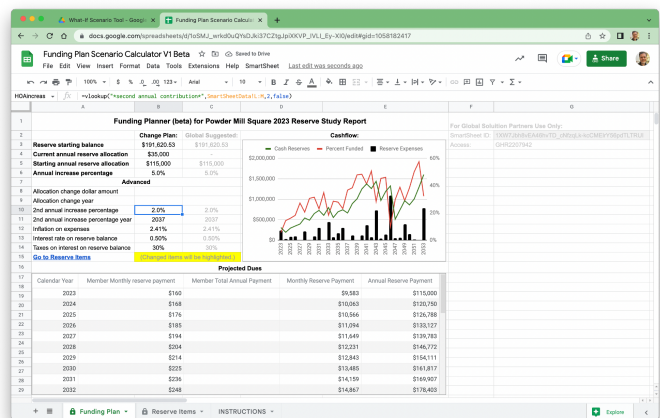
- **Experience.** On average, our team members have over 20 years of experience in the industry and hold many certifications and licenses including contracting, engineering, roofing, code inspection, real estate, project management, home inspection, pest control, etc.
- **Expertise.** All projects are overseen by a CAI-certified Reserve Specialist.
- **Education.** We proactively seek out opportunities to continually educate our team members and our clients.
- **Customization.** No two communities are identical. We present customized solutions in our funding plans, meeting the specific needs of your organization.
- **Collaborative.** Our Funding Plan Scenario Calculator allows board members and financial planners to run “what-if” scenarios on our suggested funding plans, enhancing the collaboration with our Project Managers on reserve study reports.
- **Responsiveness.** We typically deliver the initial report within 30 days of receiving the completed client questionnaire and community documents.
- **Communication.** Clear and frequent communication is the key to any successful relationship.
- **Dedication.** Our team is “Dedicated to Delight” our clients without exception!
- **Fulfilling Needs.** We provide additional services for your community, including Insurance Appraisals, Transition Studies, and more.
- **Involvement.** Our team members play an active role in the development of the industry through their participation in leading organizations such as the Community Association Institute (CAI) and the American Resort Development Association (ARDA).

Funding Plan Scenario Calculator



Each reserve study comes with access to our Funding Plan Scenario Calculator. The scenario calculator is a proprietary online spreadsheet tool allowing board members and financial planners to run “what-if” scenarios on our suggested funding plans, enhancing the collaboration with our project managers to complete the final reserve study report.

- Enables board members to consider a variety of scenarios throughout the reserve budget process
- Forecasts the potential impact on the funding plan based on changes
- Make changes to the contribution level, annual increases, replacement costs, replacement timeframes, and more
- 24-7 access to “what-if” scenarios in real time, both on your own and during budget meetings
- Access included free of charge for one year to use during the report revision process (a \$300 value)
- Ongoing subscription available
- Watch a [2-minute video demo](#) to see how it works!



Additional Services for Your Community



Global Solution Partners

Reserve Studies

A comprehensive analysis of your community's reserve fund needs, helping you plan for future repairs and replacements with confidence and clarity.

SIRS (Structural Integrity Reserve Studies)

A Florida State-mandated funding study for the structural elements of buildings three stories or taller. We help you stay compliant while planning for long-term safety.

Insurance Appraisals

A replacement cost analysis that estimates how much it would cost to rebuild or replace a structure for insurance purposes. Unlike market valuations, it focuses solely on the cost approach and the community's insurable assets.

Contractor Solutions (pilot program)

From routine maintenance to large-scale construction, Global Solution Partners sources competitive bids from vetted, high-quality contractors, so you don't have to.

Property Condition Assessment

An evaluation of a property's physical condition to identify existing deficiencies, maintenance needs, and potential future repair or replacement costs. Commonly performed before a property is bought, financed, or leased, the assessment helps buyers, lenders, and investors better understand the property's overall condition and associated risks.



GSP Engineers

Our sister company, GSP Engineers, offers a range of professional engineering services to support your property's longevity and integrity.

Building/Property Structural Inspections & Assessments

If you've spotted cracks, leaning walls, or other signs of movement, we'll assess the condition of visible structural systems and outline next steps, including stamped repair plans if needed.

Property Alterations

Planning to change how a space is used? We are happy to review the proposed changes and certify them for the new loading requirements per the most recent and applicable building codes/provisions.

Project Management

Coordinating multiple repairs or upgrades? We offer engineering oversight to keep your project compliant, on schedule, and done right.

Third Party Structural Review

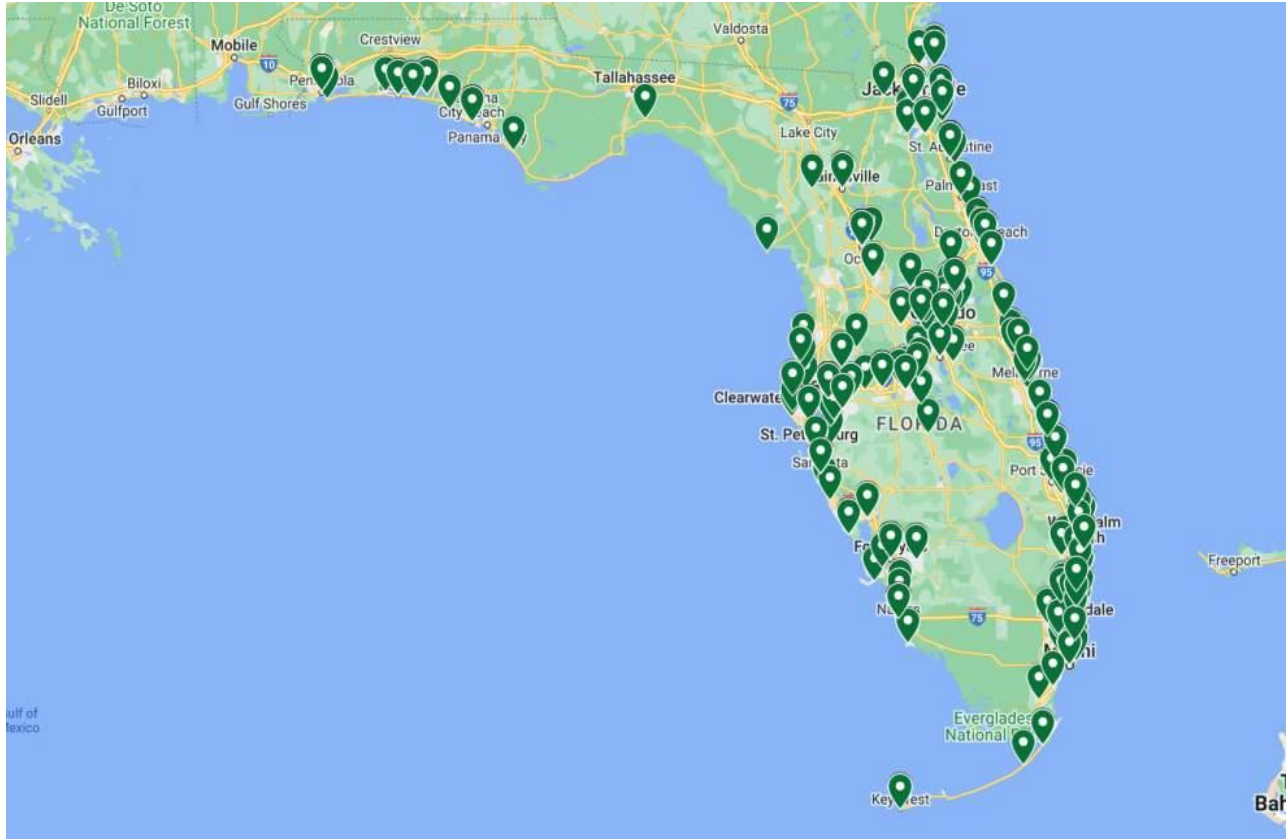
Need a second opinion? We provide independent structural reviews to ensure safety, compliance, and peace of mind before you move forward.

Email: info@globalsolutionpartners.com

Website: globalsolutionpartners.com/quotes

Phone: (844) 477-7883

Sampling of Communities Served Near You



Palm Island Plantation HOA - Vero Beach, FL

Palm Island Condo 1 - Vero Beach, FL

Lucerne Park #27 - Lake Worth, FL

Penthouse Condominium Association - Deerfield Beach, FL

Coral Isle East - North Miami Beach, FL - North Miami Beach, FL

Ocean View Towers Condominium - New Smyrna Beach, FL

Chesnut Village - Gainesville, FL

High Grove HOA - Clermont, FL

Images at Pembroke Pointe Condominium #20 - Pembroke Pines, FL

Pavilion Palms - Miramar Beach, FL

Eagles Glen - Franklin, FL

Lauderdale Lakes #11 - Lauderdale Lakes, FL

Blair House South - Bay Harbor Islands, FL

Veranda I at Royal Greens - Fort Myers, FL

Sampling of Communities Served Near You

Grande Champion SW-29 HOA - Daytona Beach, FL

Harbor Landing Condominium - Destin, FL

Courtleigh Park Homeowners Association, Inc - Orlando, FL

El Conquistador Condominium Inc - Miami, FL

Dinner Lake Shores Homeowners Association - Lake Wales, FL

References

Harbor's Edge 2 - Vero Beach, FL
Melissa Mallory - melissa@archoice.com
AR Choice Management, Inc.

Le Atlantico Condominiums - Daytona Beach, FL
Teresa Manganaro - teresa@hartprorealty.com
Hart Pro Realty

Bahamas Beach Cottages - Bethany Beach, FL
Donna Hemphill - dhemphill@legumnorman.com
Legum & Norman, Inc.

Cane Island Condominium - Kissimmee, FL
Sabrina Stephan - sstephan@artemislifestyles.com
Artemis Lifestyles

Harbourside of Vero Beach at the Moorings - Vero Beach, FL
Kelly Walsh - kelly@archoice.com
AR Choice Management, Inc.

Pine Ridge at Delray Beach Condominium Association - Delray Beach, FL
Heather Peaty - hpeaty@grsmgt.com
GRS Management Associates, Inc.

Lucaya Village - Kissimmee, FL
Carl Thompson - cthompson@vista-cam.com
Vista Community Association Management

Wyndham District - Melbourne, FL
Venessa Ripoll - vripoll@lelandmanagement.com
Leland Management

Hollywood Parc Condominiums - Hollywood, FL
Mike Giumarelli - hollywoodparc@hotmail.com
Hollywood Parc Condo Association

Proposal Terms and Conditions

Proposal Date: August 18, 2026

Global Solution Partners is pleased to present the following Reserve Study proposal for Rivington.

Rivington Property Details

1. Number of dwelling units: 899
2. Type of buildings within the community: Single Family Homes, Townhomes
3. Property Location: 833 Terrapin Drive, Debary, FL 32713
4. Common unit exteriors included in the study: None
5. Common assets to be included in the study: Community room, Hallways, Clubhouse, Community Center, Poolhouse, Restrooms (free-standing), Entrance, Fountains, Irrigation system, Landscaping, Lighting (common area), Mailboxes, Monuments, Parking areas, Playgrounds, Pond, Pool, Sidewalks, Signs, Storm drain system, Street lighting, Trails, Walkways, Water supply
6. Number of Funding Plans Requested: 1

Please note: Additional assets and/or funding plans may result in a price adjustment.

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What To Expect (once we receive the signed acceptance)

1. Within two business days, you will receive a greeting with a link to a client questionnaire.
2. Once we receive the completed client questionnaire, your dedicated Project Manager will promptly schedule a site evaluation. The projected report delivery is 30 days from receiving the completed client questionnaire.
3. Our Site Specialist will conduct a site evaluation. It is preferred, but not always mandatory, that a client representative attends the site evaluation.
4. The Project Manager will compile all the information and create a customized funding plan.
5. The Project Manager will deliver the initial report, typically within 30 days of receiving the completed client questionnaire. At this time, payment in full is due.
6. The Client should review the study and submit questions, comments, and suggested edits in a timely manner.
7. The Client will have access to our proprietary Funding Plan Scenario Calculator for one year following initial report delivery. This will allow the Client to alter the funding plan assumptions and reserve items to see how changes will affect the association's long-term cashflow.
8. The Project Manager will collaborate with the Client on potential edits to the report. If needed, revisions to the initial report are typically completed within two weeks of receiving confirmation from the Client of specific changes. One revision of the report is included at no additional cost.

Scope of Services

Proposal Terms and Conditions

This study will be compliant with the Community Associations Institute (CAI) National Reserve Study Standards, as well as any applicable state guidelines. This study is designed to assist the Client in developing a capital expense budget for the repair or replacement of listed components for the subject property.

The onsite evaluation will include the following:

1. Meeting with the a Client representative (if desired)
2. Creation of component inventory list (in collaboration with the Client)
3. Determining quantities and measurements of components on the inventory list
4. Establishing an estimated useful life expectancy for each component
5. Establishing an estimated remaining life expectancy for each component based on its current condition

The offsite report generation process will include the following:

1. Continued collaboration with the Client to ensure the most accurate customized report
2. Review of documentation (e.g. CC&Rs, building plans, site plans, maintenance plans, previous studies) provided by the Client
3. Review of the reserve account information provided by the Client
4. Compilation of component inventory list information
5. Development of a customized funding plan
6. Electronic delivery of the initial report to the Client
7. Access to the Funding Plan Scenario Calculator for one year
8. Appropriate revisions (one time) to report as determined in collaboration with the Client
9. Delivery of the final report

Pre-site Visit Questionnaire and Document Request

In order for Global Solution Partners to provide the most thorough and accurate reserve study report possible, the Client shall complete a questionnaire and document request provided to the Client upon acceptance of this proposal. The Client agrees to deliver the completed questionnaire and requested documents to Global Solution Partners within 90 days of acceptance of this proposal. Failure to do so will prevent the project from moving forward and result in a cancellation, with associated cancellation fees (see Cancellation paragraph below).

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Fees and Services

There are two options for the reserve study services presented in this proposal. Option #2 allows the association to spread out and budget for future study costs.

Option #1: Full Reserve Study with Site Visit (Level 1) for \$4,150.00

Proposal Terms and Conditions

The Full Reserve Study is a stand-alone study with a site visit that includes all items listed under the Scope of Services section. This study will be performed promptly after Global Solution Partners receives the completed client questionnaire. The total fee for this option is \$4,150.00. The payment is due in full upon delivery of the initial report.

Includes access to the Funding Plan Scenario Calculator for one year (a \$300 value).

Option #2: Ongoing Partnership Solution for a down payment of \$1,660.00 and monthly payments of \$204.04

The Ongoing Partnership Solution includes one Full Reserve Study, with a site visit to be performed promptly after Global Solution Partners receives the completed client questionnaire. Additionally, three updates will be performed over the five-year term. The Client will choose the timing of one Reserve Study Update with Site Visit (Level 2) and two Reserve Study Updates without Site Visits (Level 3).

If the Client wishes to discontinue the service, they must do so in writing no later than 30 days prior to the end of the initial term.

A down payment of \$1,660.00 is due upon proposal acceptance. \$204.04 is due monthly for a five-year term on or before the last day of the month, beginning the calendar month following the month in which the proposal acceptance was received. Monthly payments will be made using the Pay Now options listed on your monthly invoice email. Follow the link and choose the payment option you prefer: Debit/Credit or Bank Transfer. The total five-year cost is \$13,902.50.

Includes access to the Funding Plan Scenario Calculator for the five-year term (a \$1500 value).

Termination

If Option #2 is chosen, and the Client wishes to terminate the agreement at any point during the agreement period, the Client is obligated to immediately pay the balance of the uncollected fees for reserve study services rendered. Accounts in arrears more than 30 days shall accrue interest at 1.5% per month. The Client will be responsible for all costs, including reasonable attorney fees, incurred in pursuing collection.

Cancellation

This project may be canceled by either party without penalty up to three days from the signing of the contract. After that date, if you cancel, you agree to pay a 35% cancellation fee prior to the scheduled site visit, and a 75% cancellation fee after the site visit is performed but before the initial report is delivered. The project may not be canceled once the initial report is delivered.

Additional Services

Upon client request, additional services (such as meeting attendance beyond those included or additional revisions) may be provided at our normal hourly rate (currently \$150 per hour). This

Proposal Terms and Conditions

rate also includes continued access to our Funding Plan Scenario Calculator for an additional 60 days to aid discussions with the Project Manager.

Reserve Study Production Procedures

Report Delivery

The preliminary report is typically delivered to the Client within 30 days of receiving the completed client questionnaire. Report production time may vary based on the availability of documents provided by the Client, client responsiveness to specific questions, site visit scheduling delays, and existing workload. Upon Client request, a quicker report delivery may be arranged if agreed to in advance.

Interest and Inflation

Unless specifically requested otherwise by the Client, interest on the reserve fund balances and inflation on the future replacement costs will be factored into the study. It is important to update the study every one to two years to keep these variables current and relevant.

Study Period

Unless otherwise agreed upon with the Client, the study period will include the 30-year period immediately following the study start date.

Funding Plan Goal and the Pooled Method

There are three types of funding plan goals: Baseline Funding, Threshold Funding, and Full Funding. Baseline Funding establishes a reserve funding goal, allowing the reserve cash balance to approach but never fall below zero during the cash flow projection. Threshold Funding establishes a reserve funding goal that keeps the reserve balance above a specified dollar or percent funded amount. Full Funding sets a reserve funding goal to attain and maintain reserves at or near 100% funded. Percent funded is a mathematical ratio of the actual (or projected) reserve balance to the fully funded balance, expressed as a percentage. The fully funded balance is the reserve balance that is in direct proportion to the fraction of life “used up” of the current repair or replacement cost. This number is calculated for each component, and then summed for an association total by year.

Global Solution Partners utilizes the Threshold Funding Goal and the Cash Flow Method, also known as the Pooling Method. This is a method of developing a reserve funding plan where funding of reserves is designed to offset the annual expenditures from the reserve fund. To determine the selected funding plan, different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal threshold is achieved, usually within 10% of fully funded at its lowest point in the study, as defined above.

Proposal Terms and Conditions

Number of Funding Plans

The funding plan serves as the financial foundation of the reserve study. It recommends how the association allocates funds to the reserve account to cover all anticipated expenditures identified in the study. Unless otherwise requested, the reserve study will include a single funding plan. Additional funding plans (reserve budgets) not requested in the initial proposal will incur an additional fee, up to \$1,000 per additional plan. An example of an additional funding plan would be a Master Association that manages the primary reserve funding for shared community assets, while a separate reserve funding plan is maintained specifically for the condominiums or townhomes within the community.

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Report Revisions

Global Solution Partners is highly focused on working collaboratively with the Client to ensure that the funding plan within the reserve study is customized to the Client's needs. With that in mind, upon delivery of the initial report, the Client should closely review the reserve study and submit all questions, comments, and suggested edits in writing to Global Solution Partners. Revisions will typically be completed within two weeks of receiving the written request. There is no additional charge for the **first round of revisions**. Subsequent revisions may be billed at our normal hourly rate of \$150. If the Client provides no request within 60 days of the delivery of the initial report, then the initial report shall be considered to be the final report.

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Funding Plan Scenario Calculator

The Funding Plan Scenario Calculator is a proprietary online spreadsheet tool allowing board members and financial planners to run "what-if" scenarios on our suggested funding plans. This tool allows the Client to collaborate with the Project Manager during the completion of the final reserve study report. The Client will have one year from delivery of the preliminary report to use the calculator to review and submit questions, comments, and suggested edits. Clients who choose our package options will have access to the Scenario Calculator during the full three- or five-year terms. If the client wishes to have continued access beyond the terms above, a subscription is available for \$30 per month or \$300 per year.

Meeting Participation

At the request of the Client, a Global Solution Partners representative will be available to meet with the Client after the delivery of the initial report to discuss the Reserve Study recommendations and to answer any questions. This meeting will be via teleconference. There is no additional charge for this first meeting. Additional meetings will be charged at our normal hourly rate.

Proposal Terms and Conditions

Remaining Useful Life Estimates

The remaining useful life expectancies assigned to components/systems within the study are based on typical life expectancies for similar components/systems, industry experience, and apparent current visible condition at the time of the site evaluation. These estimates are in no way to be considered a guarantee of the remaining life of any component or system, and are to be viewed as general guides for the sole purpose of assisting in financial planning. Many factors may impact the actual life expectancies, including but not limited to: manufacturing quality, installation methods, maintenance practices, usage, and climate conditions.

Replacement Cost Estimates

The replacement/maintenance costs assigned to components/systems within the study are based on multiple sources, including specific information provided by the Client, professional experience, cost estimating guides, and Global Solution Partners' proprietary database. The estimates are not to be considered bids for replacement/maintenance of the components/systems, Global Solution Partners does not guarantee that the estimates used in the report will be in alignment with actual costs. The estimates are to be viewed as general guides for the sole purpose of assisting in financial planning.

Information Provided by Client

It is assumed by Global Solution Partners that all financial and other information provided by the Client is accurate and complete. The Client is responsible for providing the requested available documents for review. Examples of documents typically requested are governing documents/CC&Rs, site plans, reserve fund balance statements, and maintenance records.

Confidentiality

Global Solution Partners agrees to treat all client information collected during the performance of this study as confidential. The Client agrees that the reserve study report provided by Global Solution Partners contains intellectual property and the Client, therefore, will not rely on its content in the formation of any report or evaluation performed by a third party without the express written consent of Global Solution Partners.

Purpose of the Reserve Study

The purpose of the reserve study report is to provide recommendations for funding reserve accounts allocated to capital expenses associated with the replacement/maintenance of included components/systems. This study is not intended to be or take the place of an Insurance Appraisal, Property Condition Assessment, engineering services, or any other specialized analysis.

Proposal Terms and Conditions

Site Evaluation Procedures

Standards of Care

Global Solution Partners will perform the reserve study in accordance with the Community Association Institute (CAI) guidelines. This service is not intended to identify all defects nor provide any guarantee for future performance for any of the components/systems.

Visual Evaluation

The site evaluation performed for a reserve study is visual in nature and focuses on assessing the current condition of a representative sample of the components or systems included in the study. The purpose is to estimate their remaining useful life in order to develop a guideline for future replacement or maintenance timing and costs hidden components, such as but not limited to concealed piping and wiring, are evaluated solely on their approximate age, environmental conditions, and anecdotal information provided by the Client.

The evaluation is not intended to be an exhaustive inspection nor any type of engineering analysis. The Site Specialist will not open or disassemble any equipment, enter any areas where access is not readily provided, nor enter any areas that may be deemed hazardous. Upon client request, Global Solution Partners may perform or arrange to have performed inspections, analysis, or testing by qualified individuals. Fees and conditions of such services would be separate and apart from this agreement.

Unless otherwise specifically added to and defined under the What to Expect section of this agreement, evaluation of and/or reporting on the following are specifically excluded from the service provided under this agreement. This includes building codes, fire safety codes, municipal ordinances, zoning requirements, ADA compliance, hazardous materials (such as but not limited to radon, lead paint, EMFs, asbestos, and mold), concealed components/systems, latent defects, specialty equipment, etc.

Site Access

The Client agrees to provide Global Solution Partners access to all areas (secured and unsecured) of the site needed to collect information for the purpose of generating the reserve study report. This includes access to the roof (if applicable) and all other elements listed in the Property Details section. **If special equipment (such as ladders or lifts) is needed to safely access certain areas, it shall be provided by the Client. Roofs will be viewed from the ground unless safe access is provided.**

It is expected that a client representative will meet Global Solution Partners onsite at the pre-arranged date and time to provide access if in-person access is required. If, for any reason, the site or any area thereof cannot be accessed at the scheduled time, and this results in requiring additional trips, the Client agrees to additional fees billed at our normal hourly rate to

Proposal Terms and Conditions

cover the additional site and travel time. Our hourly rate is \$150 and the site visit re-visit fee will be a minimum of \$300.

Notice to Residents

It is the Client's responsibility to notify the occupants on the site of the presence of Global Solution Partners in advance of the scheduled date of the site visit.

Additional Services

Upon client request, Global Solution Partners may perform or arrange to have performed inspections, analysis, or testing by qualified individuals. Fees and conditions of such services would be separate and apart from this agreement.

Statement of Qualifications

Global Solution Partners is a professional firm in the business of preparing reserve studies and other related property services for community associations, resorts, hotels, and various non-profit organizations. We are familiar with construction practices, construction costs, and contracting practices. Global Solution Partners' team members have vast experience in property due diligence and hold many certifications and licenses, including but not limited to: contracting, engineering, roofing, code inspection, real estate, project management, home inspection, and pest control.

All Reserve Study projects are overseen by a CAI-designated Reserve Specialist. While our site specialists are well-qualified, a structural engineer will not typically perform the site visit. If potential structural issues are identified, Global Solution Partners will recommend further evaluations by a qualified contractor.

Expiry

This proposal is valid for six months from the date of the proposal, on February 16, 2027.

Proposal Acceptance

Please complete the information below, electronically sign, or manually sign and return by email to info@globalreservestudies.com. Or, fax to (844) 477-7883.

The Client agrees to the following:

1. The study is to be performed according to the terms stated in this proposal.
2. The Client will coordinate access to the property with Global Solution Partners.
3. The Client agrees to deliver the completed questionnaire and requested documents to Global Solution Partners within 90 days of signing. Failure to do so will prevent the project from moving forward and result in a cancellation with associated cancellation fees.
4. The funding recommendations in the report are opinions based on a visual evaluation of representative components at the time of the site visit, in the readily accessible areas of the property, and from information provided by the Client and/or their representative. The report is not a guarantee, warranty, or insurance policy.
5. The Client understands and agrees that the liability of Global Solution Partners and the Reserve Specialist overseeing the study shall incur no civil liability for performing the physical or financial portions of this reserve study.

Name of Association: Rivington

Property Location: 833 Terrapin Drive, Debary, FL 32713

Proposal Date: August 18, 2026, Proposal Expiration Date: February 16, 2027

Service Options

Option #2 allows the association to spread out and budget for future study costs.

Please choose **one option only**.

{{*(SingleStudy)PackageType_es_:(signer)}}

Initial: ____ Option #1: Full Reserve Study with Site Visit (Level 1) for \$4,150.00. Payment is due in full upon delivery of the initial report. Includes the Scenario Calculator for one year (a \$300 value).

{{*(PartnershipSolution)PackageType_es_:(signer)}}

Initial: ____ Option #2: Ongoing Partnership Solution for a down payment of \$1,660.00 and monthly payments of \$204.04. The Ongoing Partnership Solution includes four reserve studies, paid monthly for five years. It consists of one Full Reserve Study with Site Visit (Level 1) + two Reserve Study Updates without Site Visits (Level 3) + one Reserve Study Update with Site Visit (Level 2) = a total of \$13,902.50. Includes access to the Scenario Calculator for the five-year term (a \$1500 value).

A down payment of \$1,660.00 is due upon proposal acceptance, and \$204.04 is due monthly for a five-year term. See the Fees section for more detail.

I have read, understand, and accept the terms of this proposal:

Name: {{*Name1_es_:(fullname)}}

Position: {{*Ttl1_es_:(title(width125mm))}}

Phone: {{*phone_es_:(signer(width75mm))}}

Email: {{*E_es_:(email(width150mm))}}

{{*Sig_es_:(signer:signature)}}

{{*Dte1_es_:(date)}}

Signature: _____

Date: _____



Rivington CDD August 2026 Field Inspection

Friday, August 7, 2026

Prepared For Board of Supervisors

19 Items Identified

Justin Fisher

Inframark

General Info

Recent complaints of excess thatch being left on property have been addressed with ULS. There are a few spots throughout the property that are too saturated to mow. These areas will be addressed ASAP.

Pool conditions have significantly improved. The Volusia County Health inspection was passed on 7/28/2026.

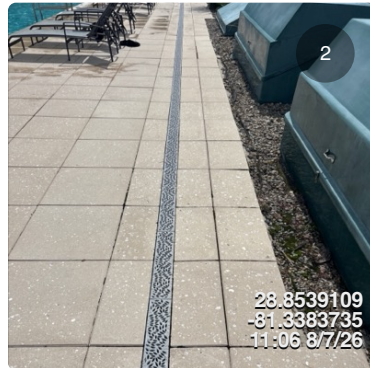
Aquatic Weed Control reports the ponds are healthy. They had trouble treating portions of a few ponds 8/7/26 due to high winds. They will return next week to finish that application.

Item 1 - Fence Proposal

High

Assigned To: Inframark Maintenance

The pool equipment and electrical components are currently accessible to anyone in the pool area. We are awaiting a proposal from Inframark to install a 48 x 12 enclosure.



Item 2 - Palm Pruning

Assigned To: Board Updates

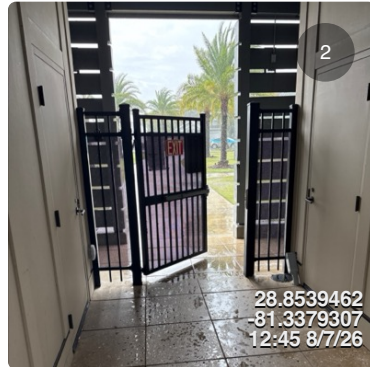
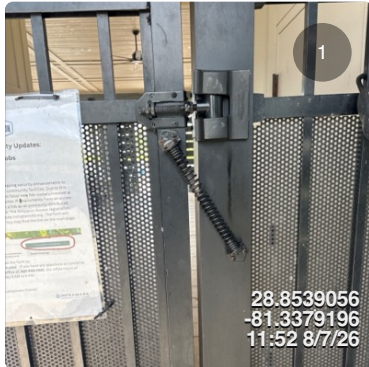
Palm pruning around the pool and amenity center was completed.



Item 3 - Gate Repair

Assigned To: Board Updates

The spring on the gate needs to be replaced/adjusted. Sometimes the gate will not close without assistance. The wind whips through the hallway and holds the door open. I am meeting with SafeTouch to discuss this issue.



Item 4 - Bollard Light Project

Assigned To: Board Updates

The project to replace the bollard lights has been approved. NTE \$40k. The electrician will start troubleshooting the circuit issues as of 8/10/26. The lights will be ordered and we can expect a 4-6wk lead time.



Item 5 - Irrigation Repair

Assigned To: United Land Services

A broken 12" mist head was found near the amenity center. ULS has been notified and will repair this ASAP.



Item 6 - Pool Maintenance

Assigned To: Board Updates

The pool passed the recent Volusia County Health inspection. The Inframark Pool Maintenance Tech has been able to rid the pool of all black algae after only a few visits. We will continue to monitor the health of the pool.



Item 7 - Trash Cans

Assigned To: Board Updates

Further discussion is needed to find out what type of can will be aesthetically pleasing for the community.



Item 8 - Pool Furniture

Assigned To: Board Updates

We have been in contact with Leisure Creations. An estimate was provided. The board needs to make a decision on how to move forward.



Item 9 - OTC Injections

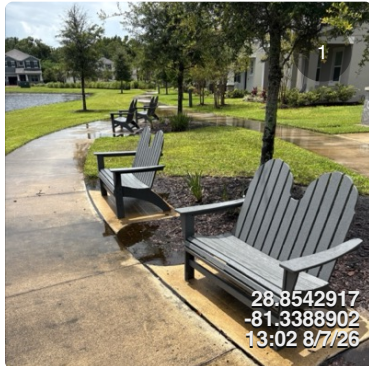
Assigned To: United Land Services

OTC injections are scheduled for late August.

Item 10 Adirondack Benches

Assigned To: Board Updates

The Adirondack benches were installed/replaced at 2 locations on the property.



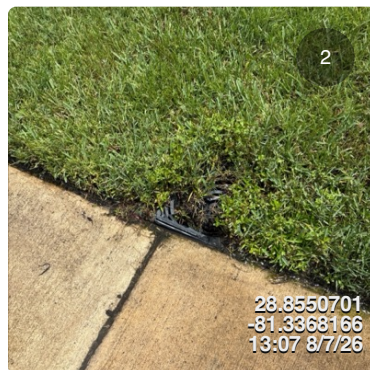
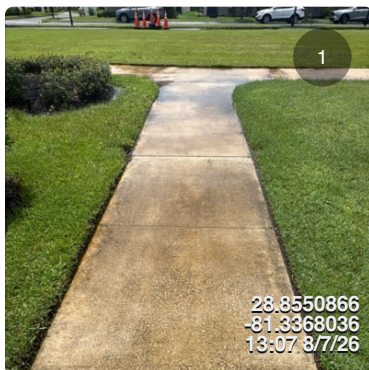
Item 11 - Catch Basin Proposal

Assigned To: United Land Services

ULS to provide a proposal to alleviate flooding of the sidewalks in this area. The area stays saturated following irrigation and heavy rains. It's difficult to tell in these pics, but there is approx 1/2" of standing water on the sidewalk.

Location:

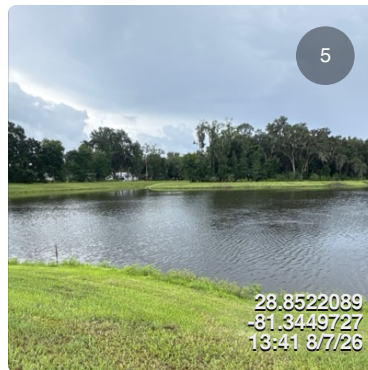
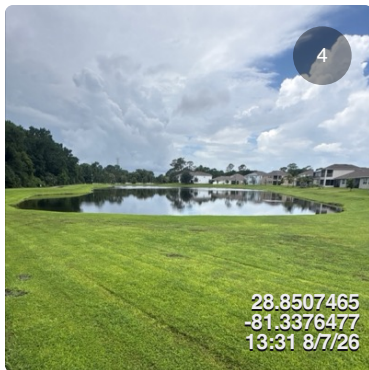
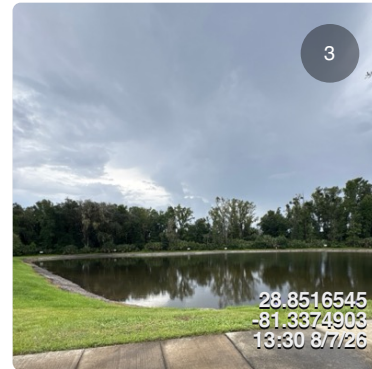
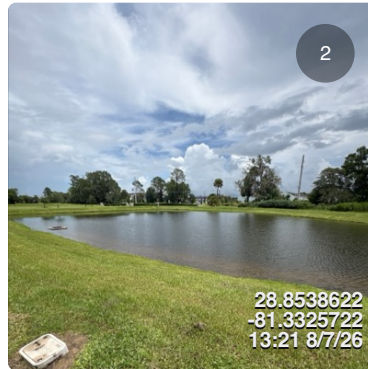
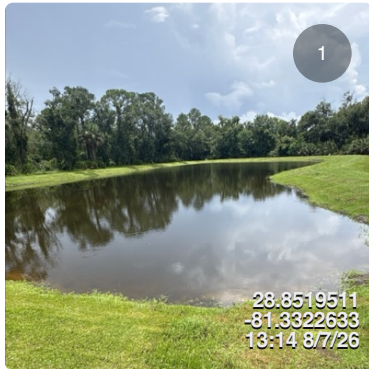
650 Cheval Ln.



Item 12 - Pond Mowing

Assigned To: United Land Services

ULS appears to be keeping up with the required pond mowing and servicing all areas throughout the community.



Item 13 - Excessive Thatch

Assigned To: United Land Services

Recent resident complaints of clippings and thatch being left in the area will be addressed with ULS and their crews.



Item 14 - Pressure Washing Proposal

Assigned To: Inframark Maintenance

A proposal to clean this area was sent to the board. Residents have complained this area is very slippery when wet. We are awaiting approval.



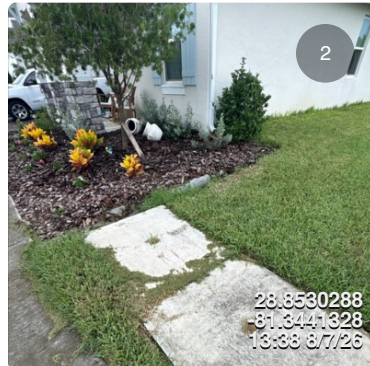
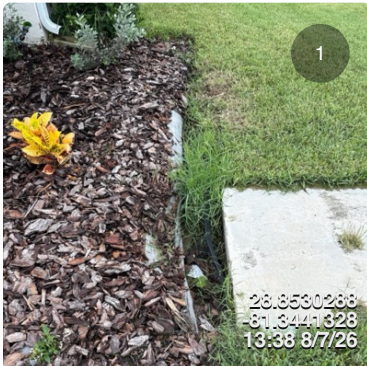
Item 15 - Depression

Assigned To: District Engineer

The district engineer has examined this area and plans to reach out to the city regarding a potential void beneath the utilities vault.

Location:

764 Terrapin Dr.



Item 16 - Street Sign Repair

Assigned To: Board Updates

Signage from Bailey Alley & Squire Ave has been leaned against the fence at the lift station.

Location:

Near 740 Terrapin Dr



Item 17 - Detailing

Assigned To: United Land Services

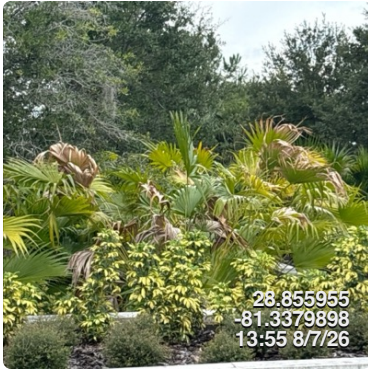
ULS will remove unwanted sedge/weeds from the beds at the main monuments.



Item 18 - Electrical

Assigned To: Inframark Maintenance

Inframark electrician will troubleshoot this area and find out why the lights remain on during the day.



Item 19 - Dead Plant Material

Assigned To: United Land Services

ULS will remove dead fronds from the palms at the main monuments.

Location:

Rivington & Ft. Florida



Rivington Estates Amenity Center Access Control

Rivington Amenity Center

833 Terrapan Dr
DeBary, Florida 32713
+1 407 235 6794

Prepared by:

Rainer Ricchetti
Commercial Account Executive
rricchetti@safetouch.com
904-578-2654



Florida = EF-20002049/ EC-13005007
Georgia = LVA004188
South Carolina = BAC.14000
Texas = B29747701



Why Safetouch

At Safetouch, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

About Us

- 18th Largest Electronic Security Company in the USA
- Over 60K Clients
- Offices throughout the southeast US.
- National Deployment Capability
- Redundant Monitoring Centers with 45 Second or less Response time.
- Dedicated Enterprise Solutions Team with experience completing projects over \$3M

Capabilities

- Virtual Security Guard Services, including onsite guard replacement or supplementation
- Commercial Audio
- Access Control, Surveillance, Communications Systems
- Public Display Monitors, Meeting Room Booking, AV Distribution and other technology-based solutions.
- Cloud-based multi-location management
- Sophisticated ai-based business analytics.

Virtual Gate Guard



Remote Video Monitoring



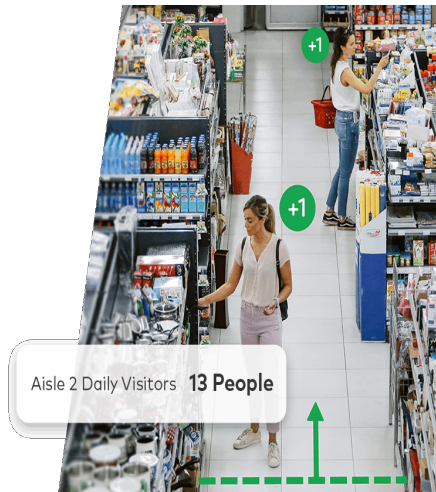


Ai Based Business Analytics

Heat Mapping



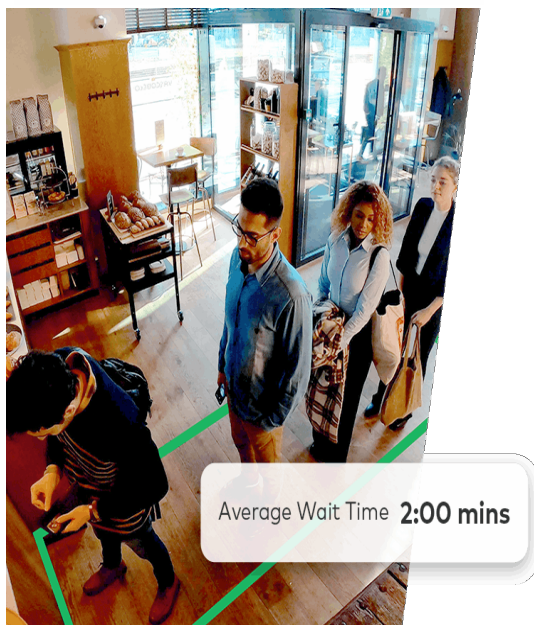
People Counting



Occupancy Tracking



Queue Monitoring



Crowd Gathering



Rivington Amenity Center Rivington Estates Amenity Center

1	Protege Prewired Expn Kit - 2 Doors
1	Seco-Larm Double-Door Maglock, 1,200 lb
1	Altronix 8-Door Access Power Controller
1	Seco-Larm Illumniated Request to exit button with timer
1	Bosch Request-to-Exit Motion Sensor
1	tSec 125kHz Reader Wall Switch Black
1	Misc. Cable and Hardware

Project Summary

TOTAL: \$4,013.00

Internet service required for remote connection
Recommended Monthly Repair Service \$39.00

*****Installation and/or service taxes not included, if applicable.*****

** Recurring service charges not included in the total install price.*



Product Details



Seco-Larm Double-Door Maglock, 1,200 lb

The E-941DA series of electromagnetic locks is the ideal way to secure double doors against unauthorized entry. When power is applied to the electromagnetic locks, it creates an extremely strong magnetic field. The electromagnets are strongly attracted to the steel armature plates which are mounted on the protected doors. Once the electromagnets are deactivated, the secured doors will open and close normally without any residual magnetism.



Altronix 8-Door Access Power Controller

The most important part of the access control system the power controller determines which doors are locked and which ones are unlocked. A faulty power controller can restrict emergency egress from the building in the event of a fire. Backup batteries maintain lock functionality in the event of a power outage. 3 amp output.



Seco-Larm Illuminated Request to exit button with timer

Piezoelectric pushbuttons for indoor or outdoor use IP65 . No moving parts for heavy duty use. LED ring around button changes from green to red or red to green when the button is pressed. Timed or toggle output. SD-6176-SSVQ and SD-6276-SSVQ include separate manual override button for use in case of a power failure to the pushbutton.



Bosch Request-to-Exit Motion Sensor

Request-to-exit sensors detect motion in their coverage area and signal an access control system or door control device that someone has approached the door.



	Misc. Cable and Hardware
---	---------------------------------



Terms, Scope, & Acceptance

Your satisfaction is important to us, and we plan to exceed your expectations!
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of thirty days from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Safetouch. Customers agree that recovery from Safetouch for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Safetouch's specifications:

- Municipal permit fees (if applicable)
- A/C power & electrical conduit
- Applicable internet or telephone communications services
- 50% down and balance upon substantial completion



Rivington Estates Rest Room Access Control

Rivington Estates

833 Terrapan Dr
DeBary, 32713
+14072356794

Prepared by:

Rainer Ricchetti
Commercial Account Executive
rricchetti@safetouch.com
904-578-2654



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- Public Display Monitors, Meeting Room Booking, AV Distribution and other technology-based solutions.
- Cloud-based multi-location management
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Virtual Gate Guard



Remote Video Monitoring



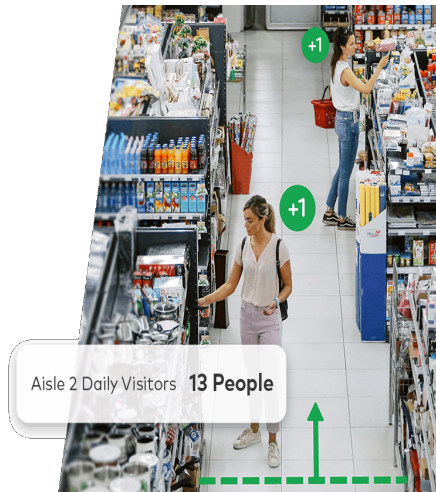


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Heat Mapping



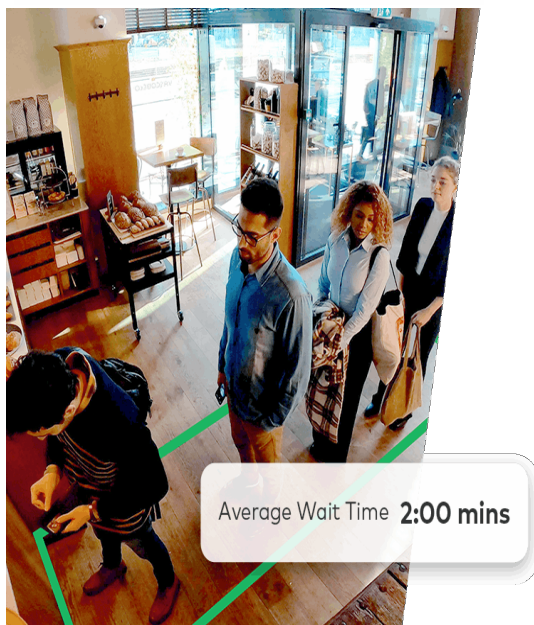
People Counting



Occupancy Tracking



Queue Monitoring



Crowd Gathering



Rivington Estates

Rivington Estates Rest Room Access

1	Protege Prewired Expn Kit - 2 Doors
1	UltraTech 12-Volt 7AH Battery with F1 Connector
2	tSec 125kHz Reader Wall Switch Black
2	Seco-Larm Enforcer Electronic Door Strike
0.25	18/6 Shielded, Non-Plenum Gray Jacket Wire
0.25	18/4 Non Shielded, Non Plenum Gray Jacket Wire
1	Misc. Cable and Hardware

Project Summary

TOTAL: \$5,659.00

Internet service required for remote connection
Recommended Repair Service \$49.99

Installation and/or service taxes not included, if applicable.

** Recurring service charges not included in the total install price.*



Product Details

Protege Prewired Expn Kit - 2 Doors

Protege Prewired Expn Kit - 2 Doors



UltraTech 12-Volt 7AH Battery with F1 Connector

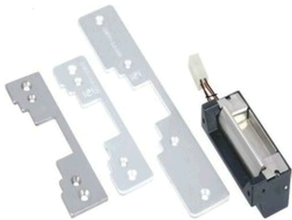
Special exhaust structure and sealing technology, safe and reliable, flexible installation, convenient maintenance

High-purity PbCaSn raw material alloy is used for plate grids, assuring less gassing and low self-discharging rate

High-quality AGM separator extends cycle life and prevents micro short circuit

tSec 125kHz Reader Wall Switch Black

tSec 125kHz Reader Wall Switch Black



Seco-Larm Enforcer Electronic Door Strike

The SECO-LARM Universal Door Strike can be used with virtually any cylindrical-locking system and can be configured for use in wood aluminum or metal doors. Included are three different-sized faceplates that can be easily installed on the strike to match the specific type of door frame.



18/6 Shielded, Non-Plenum Gray Jacket Wire

18 AWG 6 Conductor Shielded Non-Plenum Gray Jacket with Red Stripe



18/4 Non Shielded, Non Plenum Gray Jacket Wire

18 AWG 4 Conductor Bare Copper, Non-Shielded Non-Plenum



	Misc. Cable and Hardware
---	---------------------------------



Terms, Scope, & Acceptance

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This proposal is a complete package, including design, wiring, equipment, installation.

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- Municipal permit fees (if applicable)
- A/C power & electrical conduit
- Applicable internet or telephone communications services
- 50% down and balance upon substantial completion



Hoag Land Services

878 Mineral Rights Road
De Leon Springs, Florida 32130
386 561 0003
tyler@hlsdeland.com

QUOTE

Quote #: 1100
Date: Aug 19, 2026

Billing Information

Inframark Community Solutions
Justin Fisher
jfisher@azuria.com
+14075697777

Property Address

639 Terrapin Drive
DeBary, Florida 32713

Job Summary

Furnish and install an estimated 64 feet of 4-foot black aluminum fence around the pool equipment.
Pavers will be removed where post is to be set.

Option 1

Line Items

Name	Description	Qty	Unit Price	Amount
4 ft Black Aluminum Fence	Furnish and install around pool equipment	64	\$40.00	\$2,560.00
4 Foot walk through gate		1	\$400.00	\$400.00
Paver demo and reinstall		1	\$400.00	\$400.00

Subtotal: \$3,360.00

Total: \$3,360.00